



## PUTTING PEOPLE FIRST

### MEMORADUM

**TO:** Heather Gann, AL.com

**FROM:** Office of Public Information for The City of Birmingham

**RE:** Public record request for “The Big Ask” document

**DATE:** September 13, 2022

Please see the attached draft document known as “The Big Ask.” This was an internal research draft document written by Planning, Engineering and Permits to identify conceptual ideas for addressing the environmental issues associated with the North Birmingham Community based on input received during the implementation stage of the framework planning process.

This document is purely conceptual and is still in the process of being vetted by the Mayor’s Office, City Council, OCA and other city departments. It is not adopted policy or a plan in motion nor is it funded. The continued conversations related to North Birmingham will include feedback from multiple stakeholders with a particular focus on additional input from the residents of the North Birmingham Community.

# The Big Ask



CITY OF BIRMINGHAM

DEPARTMENT OF PLANNING, ENGINEERING & PERMITS

PUTTING PEOPLE FIRST

Research Draft

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## Table of Contents

Executive Summary .....	3
Introduction .....	7
Section 1: Buyout Plan .....	11
Section 2: Relocation Plan .....	16
Section 3: Brownfield Strategy .....	23
Section 4: Other Development Sites .....	27
Section 5: Memorial Park Project .....	29
Section 6: Special Projects .....	33
Appendix A: Brownfield Assessment Reports .....	36
Appendix B: Maps .....	53
Appendix C: Partners and Stakeholders .....	60

# Executive Summary

This plan proposes a variety of strategies to address the current environmental justice situation in the North Birmingham Community. While several of the strategies are aimed at revitalizing and redeveloping the community, and more specifically the area in and around the 35th Avenue Superfund Site, some strategies are meant to assist with relocating residents in buyout areas within the site. This plan should be used as a toolbox for relocating residents from an environmentally compromised area and achieving the highest and best use for the resulting vacant land. Table 1 illustrates the approximate costs associated with the strategies outlined in this plan.

Table 1

Buyout	\$19,274,157*
Relocation	Potential incentives for development of new HABD housing
Brownfields	Potentially up to \$1,279,640* in property acquisition and \$5,418,000** in remediation should the City decide to purchase brownfields for redevelopment Potential incentives for development on remediated brownfields
Redevelopment Sites	\$602,000 to remediate Old Carver High School Potentially up to \$864,420* in property acquisition and \$602,000** in remediation should the City decide to purchase and remediate the former US Pipe site Potential incentives for development on redevelopment sites
Memorial Park	Up to \$8,000,000 for park construction
Special Projects (Already Budgeted by COB)	Collegeville Historic District- \$20,000 Hooper City Phase V- \$675,000 Alabama Farmer's Market- \$750,000
<b>TOTAL BIG ASK COST</b>	<b>\$36,040,217 plus incentives OR \$37,485,217 (including Special Project Items already budgeted)</b>

\*Includes demolition and project management costs - see buy-out section for details

\*\*Remediation costs based on average remediation costs found by Northeast Midwest Institute

# Executive Summary

If implemented, the recommendations and strategies in the Big Ask would accomplish the following:

1. **The area in and around the 35th Avenue Superfund site is transformed into a cleaner and greener Community with more open space, buffers between residential and industrial uses and targeted reinvestment opportunities.**

*This is accomplished by creating a clear strategy for identifying, cleaning, and redeveloping brownfields and implementing landscape buffers to separate residents from heavy industry.*



2. **Collegeville is now a destination neighborhood with a charming historic district and a park that provides for local recreation opportunities, family activities, cultural events and connects Birmingham's rich civil rights history with the rest of the Community.**

*By laying out a plan to redevelop flood-prone areas into a flood-resilient park and implementing a historic district, Collegeville can become a destination that celebrates its historical and natural assets.*



# Executive Summary



3. North Birmingham is now a community focused on promoting light manufacturing/light industry that is environmentally friendly and sustainable while providing both skilled and professional employment opportunities for a diverse workforce.

*Adaptive reuse of existing buildings for a trade school and preparing brownfields for clean light manufacturing uses would be an economic benefit while also improving the quality of life for nearby residents.*



# Executive Summary

4. **Redevelopment opportunities are abundant in the North Birmingham Community due to remediation of key brownfield sites, targeted infill housing and promotion of strategic catalytic sites.**

*Cleaning brownfields, identifying catalytic sites for redevelopment, and working with community partners to build infill housing all contribute to the revitalization of the Superfund site as well as the North Birmingham Community as a whole.*



5. **The North Birmingham Community is a 21st century industrial powerhouse recognized for its role in the civil rights and environmental justice movements. Its stable and historic neighborhoods strategically located near Downtown Birmingham make it a vibrant and attractive destination for visitors, residents, and businesses. (Framework Plan Vision Statement)**

*Job opportunities, housing opportunities, breathing clean air, and taking pride in one's neighborhood all can be achieved by following the recommendations in this plan.*

# Introduction

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Birmingham is very fortunate to have rich iron and coal deposits, which led to its success as an industrial town, but these industries come with a high level of emissions that make their proximity to residences problematic. In 2012, the EPA designated areas of Collegeville, Harriman Park, and Fairmont a superfund site based on soil carcinogen contamination levels. While the EPA continues to remediate contamination through soil work, further action may be needed to address the health and safety of Birmingham residents.

The Planning & Urban Design Divisions of the Department of Planning, Engineering and Permits has been tasked with identifying property buyouts in the 35th Avenue Superfund site located in the Collegeville, Harriman Park, and Fairmont neighborhoods in the North Birmingham Community. Staff has also suggested a relocation plan for residents included in the property buy-outs, a brownfield strategy, and special projects that will assist the North Community in its redevelopment efforts. Staff has coined this project as “The Big Ask”. These plans, strategies, and projects range in intensity of intervention and cost, and merely serve as suggestions, and are not official recommendations of what should or should not be done; City leadership should view these options as a tool to use in their decision-making process for how to address environmental justice issues in North Birmingham. The ultimate goal of these proposals is to assist in making the Superfund site greener and cleaner. Current residents of the Superfund site, and all Birmingham residents, deserve to live with clean air, clean soil, and a visually appealing public space. By using these recommendations, in conjunction with supporting EPA cleanup activities, the City of Birmingham can drastically improve the overall feel and image of the Superfund site, and North Birmingham as a community.

**35<sup>th</sup> Avenue Superfund Site History.** The 35th Avenue Superfund site is located in a mixed industrial and residential area of Birmingham, Alabama. The site is in the North Birmingham Community and more particularly, the Collegeville, Fairmont, and Harriman Park neighborhoods. The 35th Avenue site and surrounding area include two coke oven plants, asphalt batch plants, pipe manufacturing facilities, steel producing facilities, quarries, and a coal gas holder and purification systems facility.

In 2011, the Environmental Protection Agency (EPA) determined that a time-critical removal action was needed to address potential human health risks in the communities at the site. Elevated levels of benzo(a)pyrene (BaP), lead, and arsenic are present at the site. BaP and arsenic are classified as carcinogens. EPA believes that fill material potentially containing elevated levels of BaP, lead or arsenic from nearby industrial facilities was brought onto some residential properties for development and to mitigate flooding (it was originally thought that contamination was from air deposition).

EPA proposed the site for listing on the Superfund program’s National Priorities List on September 22, 2014. In August of 2018, Mayor Randall Woodfin sent a letter to the EPA to request the North Birmingham 35th Avenue Superfund Site to be placed immediately onto the National Priorities List. The letter was also sent to Senator Richard Shelby, Senator Doug Jones, Representative Terri Sewell, Secretary of Housing & Urban Development Ben Carson, Governor Kay Ivey, United States Attorney General Jeff Sessions, Trey Glenn from EPA Region 4, and Lance LeFleur from the Alabama Department of Environmental Management.

EPA is currently leading site cleanup efforts and negotiating with potentially responsible parties (PRPs) to recover cleanup costs that have been paid through taxpayer funding. Those PRPs include: Alabama Gas Corporation, Drummond Company, Inc., Process Knowledge Corporation, U.S. Pipe & Foundry, LLC, and Walter Coke, Inc.

EPA is cleaning up the site under the Superfund Removal Program. EPA has done residential soil sampling for contaminants of concern at over 1,900 out of about 2,000 properties in the 35th Avenue site. EPA has addressed



# Introduction

contamination starting with the properties that pose the greatest threat to human health. Cleanup is being conducted in four phases:

- Phase 1 addressed the most contaminated residential properties.
- Phase 2 addressed residential properties where children and pregnant women live. Phase 2 included the sampling of three schools, including the Hudson K-8 School, and two apartment complexes for low-income residents.
- Phase 3 addressed residential properties with elevated carcinogens found in the soil.
- Phase 4 is addressing all remaining properties identified for removal activities.

EPA received about 2,000 access agreements for properties in the 35th Avenue site. To complete comprehensive sampling of the entire area, EPA needed to gain judicial access to sample 501 vacant residential properties and perform necessary cleanup. EPA met with community leaders for their input on the properties that should be prioritized for judicial access. With community leader input, EPA received judicial access to sample 98 priority properties in October 2016 and to sample an additional 403 properties in February 2018. As of the summer of 2019, EPA has sampled all residential properties with judicial access. Sampling results indicate that about 135 properties have contamination above EPA's residential cleanup goals.

To date, EPA has remediated over 440 properties. Phase 4 of the cleanup is currently addressing all remaining properties identified for removal activities. EPA continues to take a priority-based approach and will prioritize additional cleanup actions as additional sampling results are received. Once EPA receives sampling results, informational packets are sent to property owners and tenants. More than 58,000 tons of contaminated soil have been excavated from the three communities and sent to an approved off-site landfill. The table below shows the status of the properties in the 35th Avenue site (Table 2).

Table 2

Status	Number
Properties sampled	1,940
Properties exceeding Removal Management Levels (RMLs)*	About 640
Properties addressed	461
Properties awaiting cleanup	About 200
*RMLs are levels of concern or values used by EPA to determine if future removal actions may be needed. A determination that a sample result is higher than an RML by itself does not imply that an adverse health effects will occur.	

# Introduction

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EPA continues to perform initial sampling as it gains access to remaining properties in the 35th Avenue site. Results of these sampling analyses will determine where cleanup is required. After cleanup, confirmation sampling ensures all necessary contamination has been addressed and that property owners can resume full, unrestricted use of their properties. According to the EPA, no long-term monitoring is required.

**City of Birmingham Planning Efforts.** The Comprehensive Plan was adopted by the Birmingham Planning Commission in 2013 and endorsed by the Birmingham City Council in 2014. The Comprehensive Plan is a guiding document for development and growth for the City of Birmingham; this document called for the creation of Framework Plans for regions of the City. In 2015, the North Birmingham Framework Plan was adopted, laying out specific recommendations for renewing the community, boosting industry, and supporting commercial development. Many of the recommendations in this document are included in the Framework Plan. PEP staff has continually worked since the Framework Plan adoption, in conjunction with an implementation committee made up of North Birmingham citizens, to implement the recommendations of the Plan.

As part of the Framework planning process, the City developed a “Commitment to Action” report for the North Birmingham Community. Community leaders identified specific areas of concern regarding heavy industry, redevelopment, housing, public health, and youth engagement. While this “Commitment to Action” applies to all six neighborhoods in the North Birmingham community, many of the action items specifically address the Superfund site area.

- *Continuous Monitoring for Changing Conditions and Superfund Site Compliance* – The City is monitoring properties for tax delinquency status, structural conditions, abandonment, and new development opportunities. Staff also reviews zoning letter requests and commercial real estate sites for potential redevelopment. The North Birmingham Superfund sites are monitored in the City’s permitting system for regulatory compliance to ensure that all federal and state regulations are met.
- *Future Land Use Updates and Downzoning Evaluation* - Part of the North Birmingham Community Framework Plan included an update to the future land use map for all six neighborhoods in the community. This update led staff to recommend downzoning over 860 acres of property. City staff plans to review the future land use plan in 2021 and will be making additional downzoning recommendations after this review.
- *Enhanced Zoning Enforcement* – The City’s Zoning Staff is aggressively targeting the North Birmingham Community for zoning code violations. Staff responds to reports made at Neighborhood meetings, by telephone, and the 311 call center. The City began with 30 enforcement cases in 2017 and has reduced that number to 7 active cases. The City’s Zoning Enforcement Staff has worked with Community Development, Public Works, and the Law Department to coordinate code enforcement activities in the North Birmingham Community.
- *Heavy Industry Buffer Requirement* – The revised Zoning Ordinance requires that all heavy industrial uses adjacent to dwelling districts maintain a buffer between uses:

“Special Conditions for Heavy Industrial Uses. In all districts, when a use that is only permitted in I-2 or M-2 Industrial District and it is adjacent to a Dwelling District, the heavy industrial use shall conform to the buffering and operational provisions of Chapters 6, Article III within three years of September 18, 2021 or the effective date of this Ordinance amendment, whichever is later.”

# Introduction

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Zoning Staff is currently working on a landscape/buffer permit process to complete this requirement. Staff is also working to identify all property owners who are subject to this requirement. The Zoning Administrator will be responsible for notifying property owners and reviewing applications for compliance.

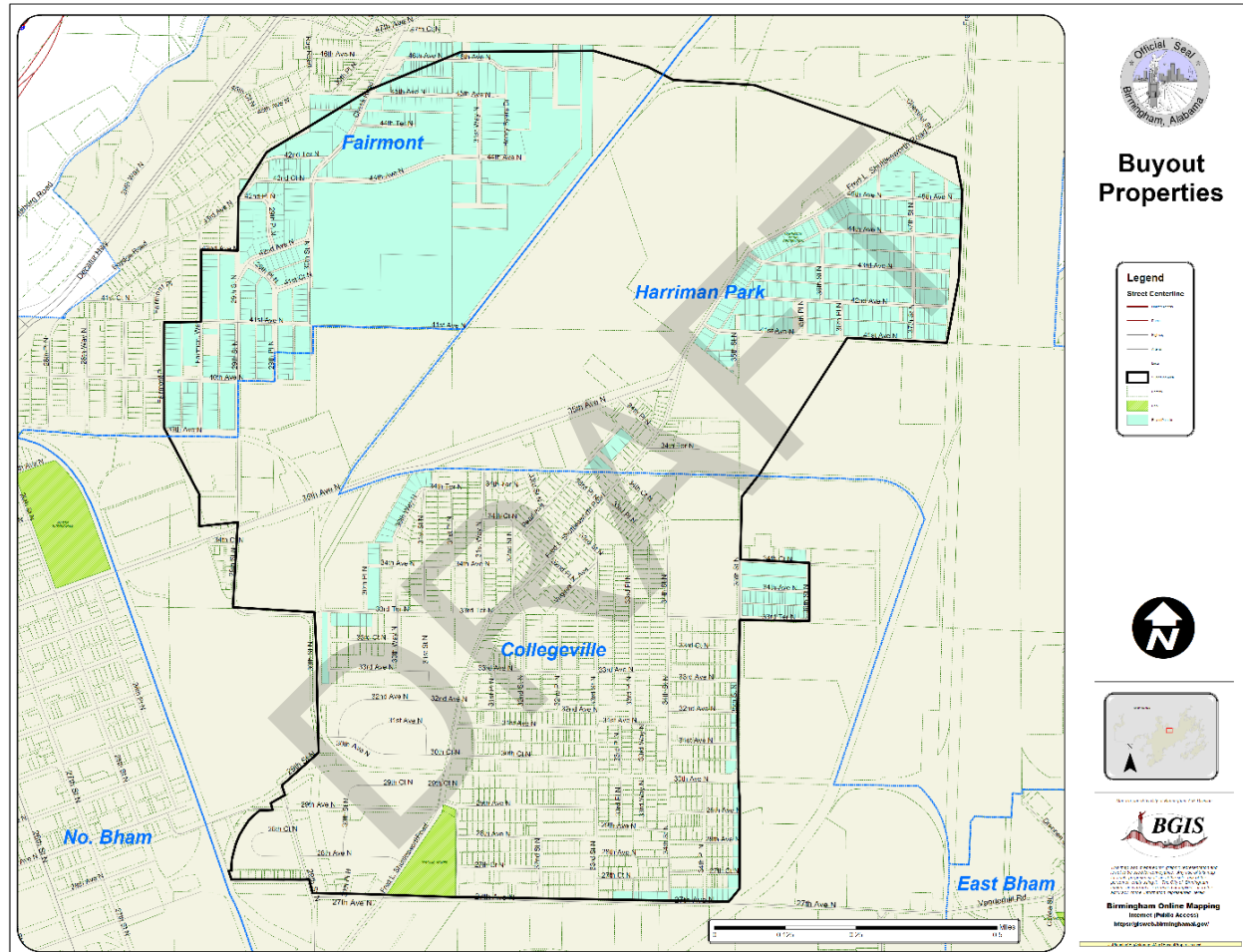
- *SMART Demolition Efforts* – The City’s Staff targets the removal of blighted and condemned structures in the North Birmingham Community.
- *Locust Fork Watershed Flood Risk Mapping Effort* – The City’s Floodplain Staff has been working with FEMA to remove properties from the floodplain. This would allow more redevelopment opportunities in those areas. (Floodplain Staff has deemed this list be internal until an education campaign can occur - 276 properties and 135 structures removed from the floodplain.)
- *North Birmingham Urban Renewal/Commercial Revitalization District Expansion* – This plan expands the boundaries of the original districts and facilitates the planning and coordination of future development of vacant and/or underutilized properties in the project area. The Amended North Birmingham Urban Renewal Plan was approved by the Birmingham Planning Commission on August 3, 2016, however, the Plan has not gone before City Council for final approval.
- *Monthly Housing Meeting* - The Planning Staff meets monthly with local housing partners to review potential sites for housing opportunities. The Planning Staff also is in communication with Aletheia House, Habitat for Humanity, HABD, and other housing partners for potential development opportunities.
- *Land Bank* – The Planning Staff is working closely with Community Development to identify land bank eligible properties and to educate the community on the process of acquiring land bank properties.
- *5 Star and Urban Waters Restoration Program Grant* – The City’s Stormwater Division provided education to City of Birmingham schools (including Hudson K-8 and Carver High School) on rain gardens, pervious pavers, water quality testing and plant identification.
- *Civic Engagement Opportunities* – The City invites and encourages young people to participate in creek clean-ups and environmental stewardship projects, as well as volunteering with the Village Creek Society.

# I. Buyout Plan

## Scope

The cornerstone of the Big Ask is the buying of residential properties within specific areas of the 35<sup>th</sup> Avenue Superfund site. Buyouts are a tool used by government to encourage relocation from an area that may not be ideal for residential uses. In the case of the 35<sup>th</sup> Avenue Superfund site, it has been clearly demonstrated that environmental factors do not make certain areas of the site ideal to live in. The buyout recommendation described below includes the buy-out of 719 properties in the 35<sup>th</sup> Avenue Superfund Site located in the North Birmingham Community, as identified in Figure 1.

Figure 1



## COST

The City of Birmingham will utilize the guidelines from the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) in its cost calculations for the buy-out properties. The URA provides important protections and assistance for residents affected by the acquisition of real property for Federal or federally funded projects. This law was enacted by Congress to ensure that people whose real property is acquired, or who move as a direct result of projects receiving Federal funds, are treated fairly and equitably and receive assistance in moving from the property they occupy.



# I. Buyout Plan

The costs associated with the buy-out plan include the following:

- Appraisal Fees - Each property identified for a buy-out will include an appraisal. This will assist the City and property owner in determining just compensation for the property. The average appraisal cost is estimated to be \$375 per property.
- Title Search – Each property should include a title search. A title search involves the examination of public records and other documentation to ensure that a property can be sold and its title is free of any claims, liens, or other issues. The average cost for a title search is \$100.
- Just Compensation - Just compensation is derived from the appraisal process. Typically, the approved appraisal's estimate of fair market value is the basis for just compensation offered for the property to be acquired. Just compensation cannot be less than the approved appraisal's estimate of fair market value of the property being acquired. Since appraisals have not been completed for the buy-out properties, the City will use the appraised value of the property from the Jefferson County Tax Assessor's Office.
- Replacement Housing Payments – A replacement housing payment (RHP) is a supplemental payment used to offset the increased housing expenses resulting from displacement. The City will provide \$22,500 to the displaced residents in the buy-out properties. (This amount is used by the URA for owner occupants who live in the buy-out property for more than 90 days. This amount was chosen because the City does not currently have information regarding whether a buy-out property is owner occupied vs tenant occupied or how long the resident has occupied the structure.)
- Payment for Moving Related Expenses - Any displaced residential owner-occupant or tenant-occupant is entitled to a payment for his or her moving and related expenses. The City will be using the fixed payment for moving expenses. This payment is determined by the Fixed Residential Moving Cost Schedule published by the Federal Highway Administration (FHWA). The payment reflects the number of rooms in the buy-out property and all moving and related expenses (including the cost to move furniture). See chart below from the FHWA.

1 Room	2 Rooms	3 Rooms	4 Rooms	5 Rooms	6 Rooms	7 Rooms	8 Rooms	Additional Rooms
\$600	\$800	\$1,000	\$1,200	\$1,400	\$1,600	\$1,800	\$2,000	\$200

- Closing Costs – Closing costs are the expenses, over and above the property's price, that buyers and sellers usually incur to complete a real estate transaction. Closing costs can vary in price depending on the costs incurred. Some items included can include loan origination fees, discount points, title insurance, surveys, taxes, deed recording fees, and credit report charges. The City will be paying 5% for closing costs on all buy-out purchases.
- Land Bank Eligible Properties - If the property is Land Bank Eligible, the City will attempt to acquire the property through the Land Bank Program. By utilizing the Immediate Acquisition Program, the properties will be bought for \$5000, including closing costs.

# I. Buyout Plan

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**Vacant properties.** There are 448 vacant properties to be purchased in the Superfund site buyout area, and the total cost to purchase them is \$3,797,415.

**Single-family homes.** For single-family homes that will be bought out, we divided this group into occupied (households that will need assistance with relocation), and unoccupied (which will not need relocation assistance). The total cost to buy out all 299 occupied and unoccupied single-family homes is \$9,889,443.

The buy-out cost for the 253 single family occupied homes in the Superfund site would be \$9,639,077.

The buy-out cost for the 46 single-family unoccupied homes is: \$250,366.

**Multi-family properties.** Within the buyout area there are six multi-family properties, including five duplexes and one large government housing development occupying multiple parcels of land. The cost to buyout the duplexes is \$221,746.

The large, multi-family property in the buyout area, the North Birmingham Homes development owned and maintained by the Housing Authority of the Birmingham District (HABD), will require a different approach to buyout and relocation. Instead of offering the market value of the property, which does little for the residents of the 271 units of the development, developing a mutual agreement between the City of Birmingham and the HABD will need to occur in order to ensure HABD is interested in shuttering North Birmingham Homes and its residents are provided alternative housing. Further discussion of this can be found in the following Relocation Plan section.

**Total cost of property buy-outs.** The full cost to buy out the entirety of the properties proposed in this section would cost \$13,908,604.

## **Additional costs incurred by the City.**

- **Project Management Costs** - The City would most likely utilize the services of a project manager for the buy-out and relocation plans. Project management is essential because 1) the project manager provides vision and direction for the entire project, 2) serves as the primary point of contact for the project, 3) increases efficiency, 4) controls the scope of the project, 4) manages costs, 5) manages the timeline, 6) schedules the work, 7) Deals with potential risks, 8) administers procurement, 9) communicates with stakeholders, and 10) closes the project.

Project management costs can vary, depending upon the size of the project. According to PMI's research on project management, the larger the project, the smaller the project management costs when compared to the total installed cost of the project itself. The research suggests that project management costs take between 7% and 11% of the project's total installed cost. For the Big Ask, project management costs could be as much as \$3,571,553 (at 11%).

- **Buy-out Area Demolition Costs** – The City would most likely demolish all existing structures identified in the buy-out plan. The average cost for demolition of a residential structure is \$6,000. The total demolition cost for the single-family properties would be approximately \$1,794,000.

**TOTAL COST (Including Buyouts, project management costs and demolition costs) = \$19,274,157.**

# I. Buyout Plan

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## Timeline

Property buyouts are dependent upon 2 key factors: 1) relocation for homeowners, and 2) funding availability for the buyout. The Relocation Plan section below will discuss the relocation plan in more detail, along with potential funding partners.

**Land purchase process.** Once funding is secured for the buy-out, the purchase process should take approximately 6-12 months for completion.

**Land bank process.** The Birmingham Land Bank Authority can clear back taxes, municipal liens and assessments, and the authority to institute quiet title actions on properties that are at least five years tax delinquent. The Land Bank allows for the citizens to take ownership of and improve properties that were previously financially infeasible to acquire. The entire process can take approximately 6 -12 months.

**Regulatory Issues.** Once the buyouts are complete, some of the properties will need to be rezoned and the future land use plan will need to be updated. Below are recommended changes that need to be made to the zoning map and the future land use map based on the locations of the buy-out properties.

DRAFT

# I. Buyout Plan

<b>Harriman Park</b> <ul style="list-style-type: none"><li>• Zoning change from D- 3 (Single Family District) to I-1 (Light Manufacturing)</li><li>• Future land use from Residential Low to Light Industrial</li><li>• Subdivision action to combine lots for future development</li></ul>	<b>Fairmont - the area contained with the boundary of 41st Avenue North, 30th Street North/Cheek Road, 45th Avenue North to Henry Byers Drive</b> <ul style="list-style-type: none"><li>• Zoning change from D-5 (Multiple Dwelling District) &amp; D-3 (Single Family District) to I-1 (Light Manufacturing)</li><li>• Future Land Use from Residential Low &amp; Medium to Light Manufacturing</li></ul>	<b>Remainder of Fairmont</b> <ul style="list-style-type: none"><li>• Zoning remains D-3 (Single Family District) until Conservation Zoning Districts Adopted (2021)</li><li>• Future Land Use from Residential Low to Open Space</li></ul>
<b>Property East of 35th Street North between 33rd Terrace North &amp; 34th Court North</b> <ul style="list-style-type: none"><li>•Zoning remains D-3 (Single Family District) until Conservation Zoning Districts Adopted (2021)</li><li>•Future Land Use from Light Industrial to Open Space</li></ul>	<b>Property North of 34th Court North</b> <ul style="list-style-type: none"><li>•Zoning remains D-3 (Single Family District) until Conservation Zoning Districts Adopted (2021)</li><li>•Future Land Use from Light Industrial to Open Space</li></ul>	<b>Property West of FL Shuttlesworth between 33rd Place North &amp; 34th Place North</b> <ul style="list-style-type: none"><li>•Zoning remains D-3 (Single Family District) until Conservation Zoning Districts Adopted (2021)</li><li>•Future Land Use from Residential Low to Open Space</li></ul>
<b>Property West of 30th Way North from 34th Terrace North to 33rd Avenue North</b> <ul style="list-style-type: none"><li>• Zoning remains D-3 (Single Family District) until Conservation Zoning Districts Adopted (2021)</li><li>• Future Land Use from Residential Low to Open Space</li></ul>	<b>Property North of 27<sup>th</sup> Avenue North &amp; West of 29<sup>th</sup> Street North</b> <ul style="list-style-type: none"><li>• Zoning remains D-5 (Multiple Dwelling District) until Conservation Zoning Adopted (2021)</li><li>• Future Land Use from Light Industrial to Open Space</li></ul>	<b>Property North of 27<sup>th</sup> Avenue North &amp; West of 35<sup>th</sup> Street North</b> <ul style="list-style-type: none"><li>• Zoning remains D-3 (Single Family District) until Conservation Zoning Districts Adopted (2021)</li><li>• Future Land Use from Residential Low to Open Space</li></ul>



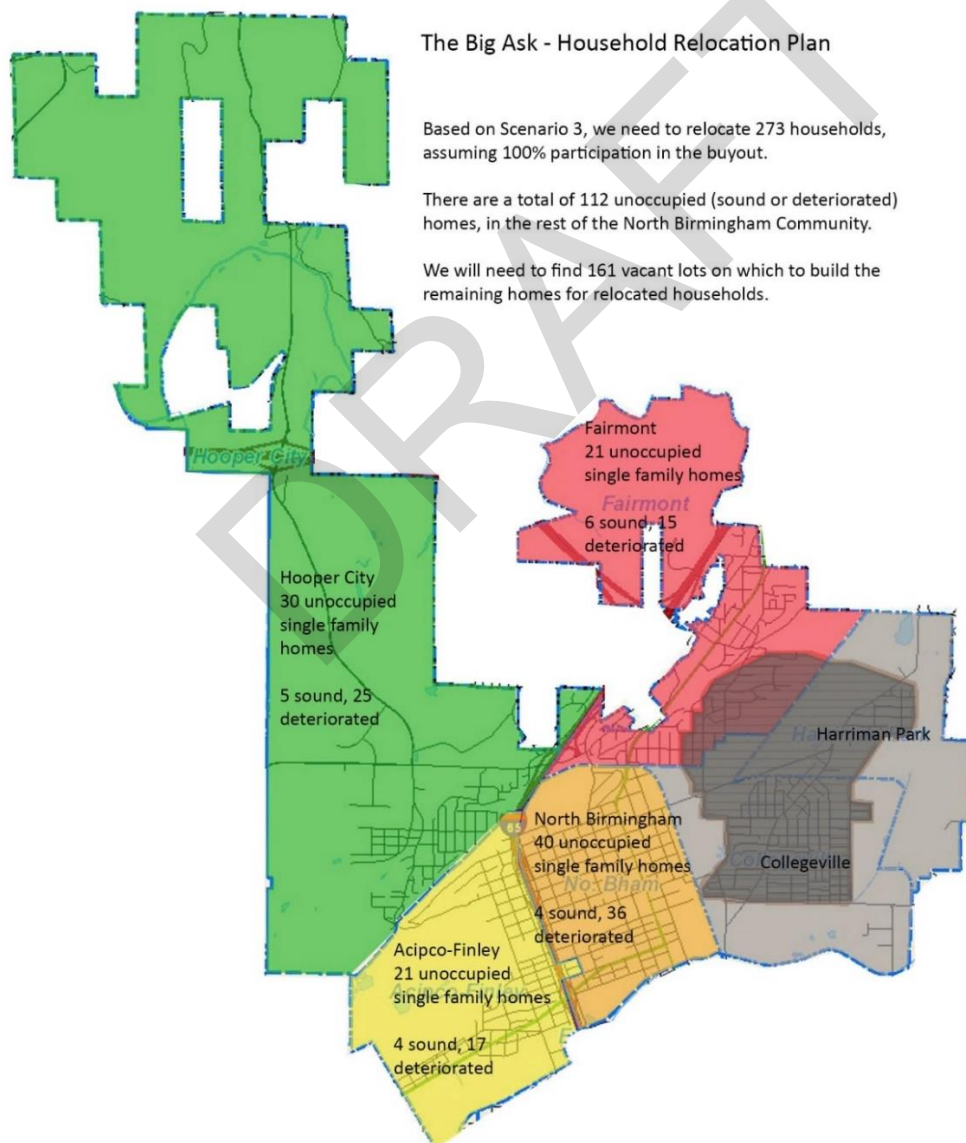
## 2. Relocation Plan

### Scope

The purpose of the relocation plan is to identify properties outside of the Superfund boundary that are available to house residents displaced by buy outs. There are 273 single family households and 6 multi-family properties located in the Superfund site that will need to be relocated. Of the multi-family properties, 5 are duplexes, and the remaining site is a housing community owned by HABD.

**Relocation to unoccupied homes.** The City's priority is to move households into Sound Unoccupied homes in the Hooper City, Acipco-Finley, North Birmingham, and Fairmont neighborhoods (part of Fairmont falls within the Superfund site, but the majority of it is outside the Superfund site.) Figure 2 shows the number of Sound Unoccupied homes in each neighborhood. Our second priority is to move people into deteriorated unoccupied homes in these neighborhoods while also connecting them to resources for improving the home, which is also shown in Figure 2.

Figure 2



## 2. Relocation Plan

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While sound unoccupied homes should be move-in ready, deteriorated homes may need a little work (minor structural/cosmetic work – see Images 1 & 2), thus, these will cost much less to repair than building a new home on a vacant lot.

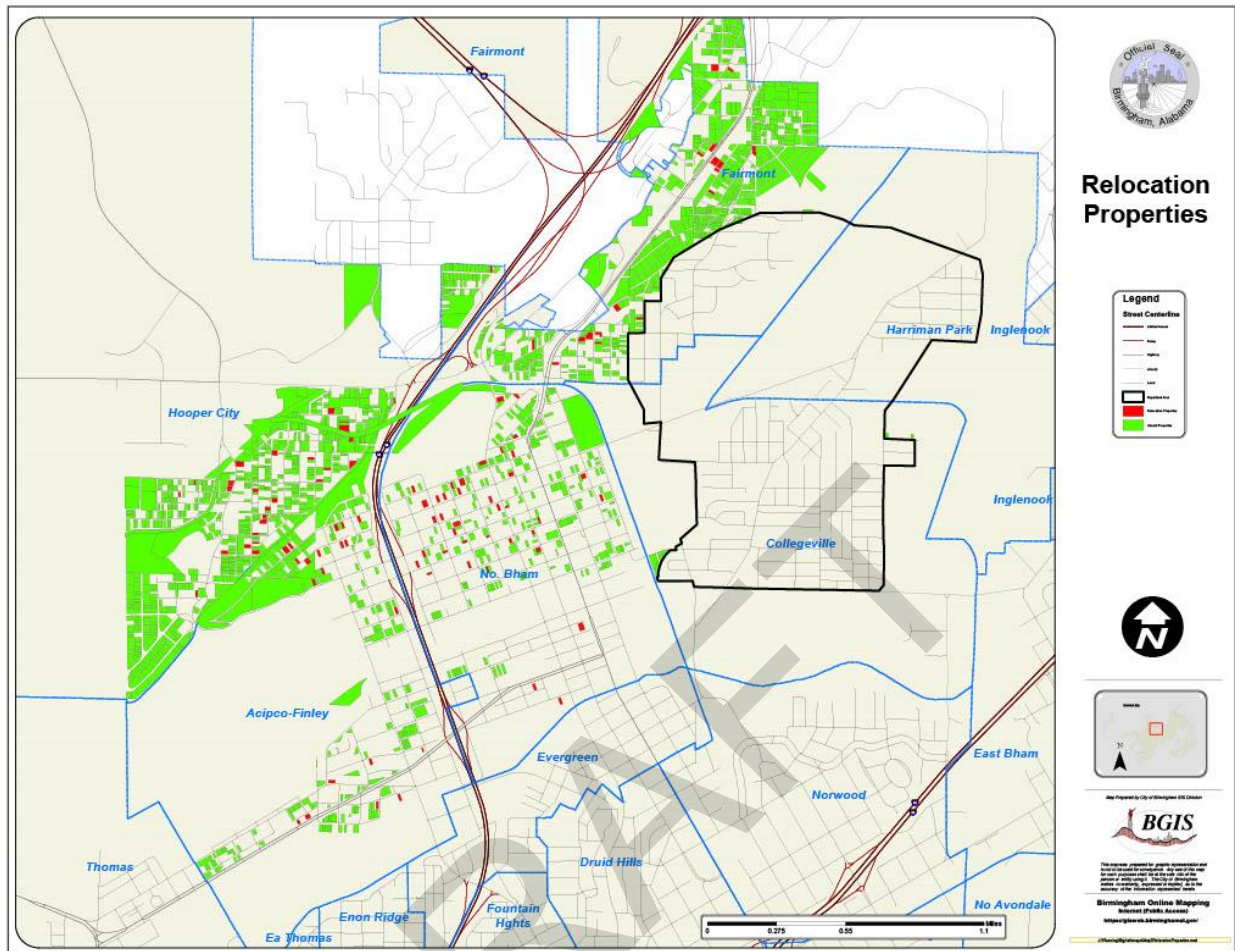


Images 1 & 2

In all, there are 19 Sound Unoccupied homes available, and 93 Deteriorated Unoccupied homes available. This means that there are 112 unoccupied parcels with homes on them available for relocation (see locations in Figure 3).

## 2. Relocation Plan

Figure 3

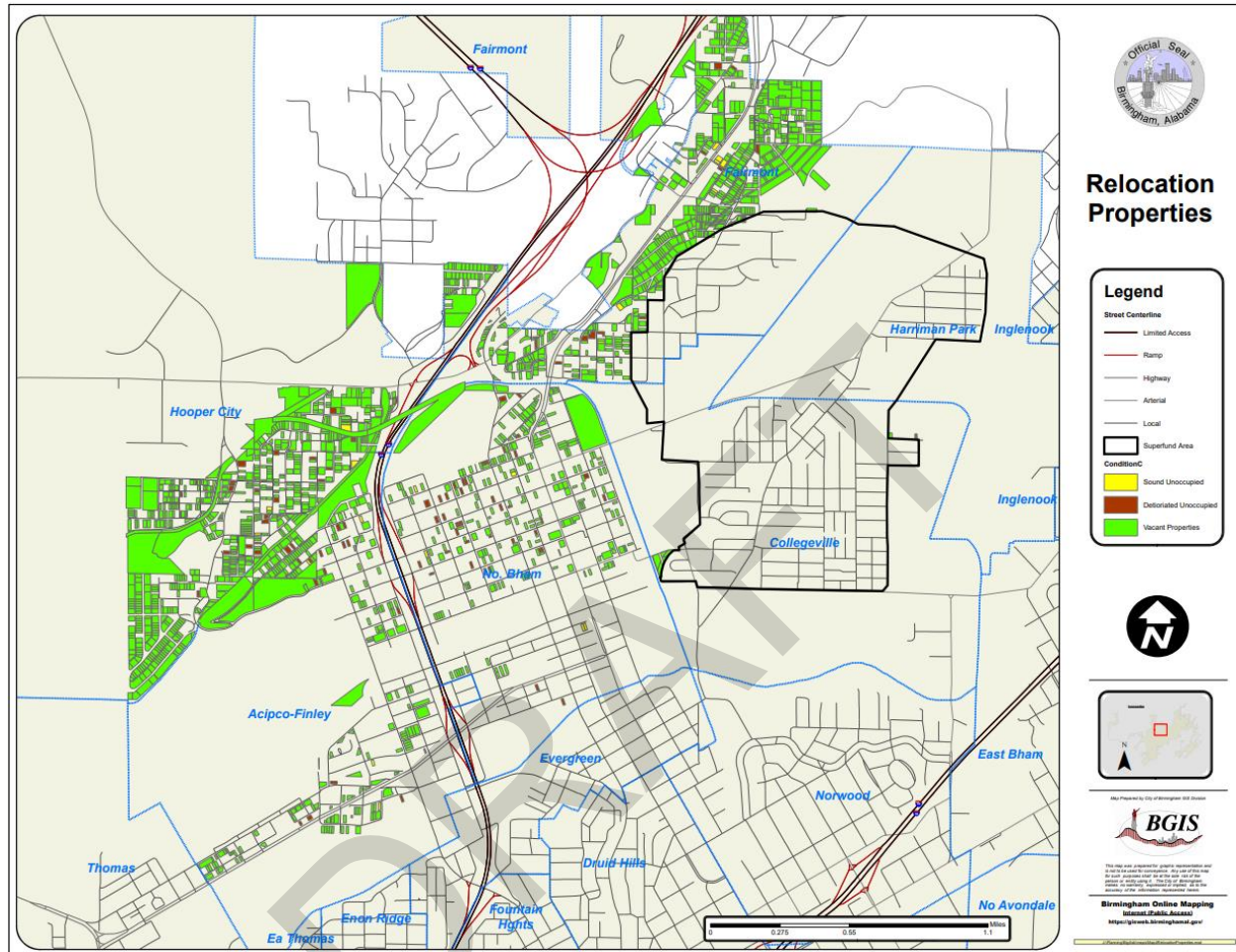




## 2. Relocation Plan

Figure 4 shows all the available parcels divided into Sound Unoccupied (yellow), Deteriorated Unoccupied (red) and Vacant (green). Although there aren't enough existing homes to for relocation, there are 2,089 vacant parcels available for new housing.

Figure 4



**Vacant lots.** With 122 available homes for relocation, that leaves 161 families that still need to be re-housed. City Staff has identified 2,089 vacant lots on which new homes can be constructed for relocating residents (730 vacant lots in Hooper City, 266 vacant lots in Acipco Finley, 340 lots in North Birmingham, and 753 lots in Fairmont). Figure 3 (above) identifies all of the parcels that are available for relocated residents to inhabit. The parcels with structures on them are shown in red, while the vacant parcels are shown in green. Prioritizing which vacant lots are used for infill first will be up to development partners that the City will connect residents with. The City recommends filling in the vacant properties within existing residential neighborhoods. Filling in these “missing teeth” first will be more cost effective, as City infrastructure such as water, sewer, and electricity already exists in these areas.



## 2. Relocation Plan

**Infill housing strategy.** Many communities in Birmingham have an abundance of opportunity for infill housing, and the North Birmingham Community is no exception. With 2,089 vacant properties available in residential districts throughout the North Birmingham Community, opportunities to work with developers and non-profits to encourage relocation in infill housing will be critical component to the City's Big Ask. While the City of Birmingham is not able to fund or construct infill homes, there are several organizations that can assist the City with leading this effort.

- Housing Authority of the Birmingham District (HABD) – This organization oversees the government subsidized housing in the City. HABD should be a major partner in identifying and developing vacant land into single and multi-family residential properties. HABD has the skills and resources to develop the additional housing needed to retain many residents in the Community.
- Neighborhood Housing Services - For nearly 40 years, Neighborhood Housing Services of Birmingham, Inc. (NHSB) has worked to give families the tools they need to emerge from poverty and achieve financial stability. Their goal is to help stabilize urban neighborhoods in the City by promoting personal financial empowerment and home ownership. NHSB offers affordable housing options for working families whose household income is too much to qualify for subsidized housing, but do not earn enough to afford housing at current market rates.
- Habitat for Humanity – Habitat Birmingham builds and repairs homes in partnership with low-to-moderate income families to support affordable housing and disaster recovery needs.
- Aletheia House - Aletheia House's Second Chance housing program provides affordable housing in single family homes and apartments to low-income individuals and families, including tenants who have been experiencing challenges such as homelessness, poor credit histories or incarceration. One of their projects is located in the Acipco Finley Neighborhood on 16<sup>th</sup> Street North (see Image 3).

Image 3



- Neighborhood Development Corporation - Beyond the scope of this project, the City should make an effort to encourage the creation of a neighborhood development corporation within the North Birmingham Community. The North Birmingham Community neighborhood officers have discussed development corporations previously, and the EPA has specifically recommended the creation of one in the recent Building Blocks study focused on the 35<sup>th</sup> Avenue Superfund site. This model, which has greatly benefitted the Titusville Community through the creation of the Titusville Development Corporation, would focus solely on development within the North Birmingham Community.

## 2. Relocation Plan

**Multi-family infill development.** The old North Birmingham Elementary School site offers a great opportunity for a mixed-use development, including multi-family housing. Schools lend themselves well to being repurposed as housing developments. The average classroom size is comparable to a 1 bedroom or studio apartment, and they generally have large windows and high ceilings. Adaptive reuse of an old school building transforms blight into a neighborhood amenity. Many cities around the country are renovating old school buildings into housing developments. A firm in New London, CT is transforming Saint Mary Star of the Sea, a former school, into Saint Mary Place, which will house 20 affordable studio and 1-bedroom apartments, along with several communal spaces (see Image 4).

Image 4



In Kansas City, Missouri, Faxon School was converted into a senior living facility. This development caters to the 55 and older community, with 1 and 2 bedroom units that are handicap accessible. There are 46 units available, and residents must meet certain income restrictions. The conversion from school to senior living facility cost a total of \$9.4 million. This development used Low Income Housing Tax Credits to make the units more affordable for its residents.

Aletheia House constructed a multi-family residential development in the Acipco Finley Neighborhood in the North Birmingham Community. It is a great example of utilizing vacant property to fulfill a housing need (see Image 5).

Image 5



## 2. Relocation Plan

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**North Birmingham Homes.** The largest concentration of residences within the Superfund Site is the North Birmingham Homes, a government housing development in the Fairmont neighborhood. With 271 residences across several multifamily buildings, the relocation of these households will require a complex and thorough plan. Efforts should be made immediately to discuss relocation with HABD. Those discussions should include the development of a relocation plan, including incentives for HABD to build new multifamily developments within the North Birmingham Community and identifying potential City-owned land that that could be transferred to the HABD through a transfer of development rights or a “land-swap”.

### Cost

Since the households that are choosing to relocate are being bought out of their current homes, there will not be a cost to the City; however, there will be considerable City Staff time devoted to helping residents find new homes, preferably within the North Birmingham Community. Staff will assist with grant writing and making connections with developers and stakeholders that want to help eliminate blight from North Birmingham. City Staff will also help cultivate partnerships between residents and organizations within the City and State that can create infill housing. The partnerships with these groups will be vital in the relocation process. The City’s Community Development department will also be instrumental in helping these households find new homes.

The cost to residents and partners to help create infill housing, rehabilitate dilapidated homes, and even create multifamily developments can vary greatly. Habitat for Humanity more recently constructed new, infill houses as part of their Cascade Plunge project for just over \$132,000. In addition, Aletheia House has constructed multifamily properties for around \$113,000, although this was in 2015; more recently, multifamily housing projects have been constructed in Birmingham for around \$200,000 per unit. Rehabilitating deteriorated homes can have a broad range of costs, but a conservative estimate would be around \$48,000 per home to bring a deteriorated home into safe, livable conditions.

### Timeline

Because this buyout will be voluntary, and homes will need to be built in order to accommodate relocated households, the timeline for this process will be lengthy. Some homeowners may be able to accept the buyout and move into their new home within the same year, but the majority will likely take much longer. The City should aim to have the willing homeowners bought out and relocated within 2 years. Some community members might be ready to move right away, while others may wait to see what their neighbors or neighborhood leadership will do. The City should be prepared to be patient with households in the buyout zone.

# 3. Brownfield Strategy

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## Scope

**General Information.** A brownfield is a property the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 brownfields in the U.S. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off undeveloped, open land, and both improves and protects the environment.

**City's Strategy.** The City of Birmingham has a robust brownfield strategy. The following goals provide the basis for the City's strategy:

- Establish and cultivate relationships with local property owners to encourage their participation in assessment grants and brownfield remediation activities.
- Apply for EPA Assessment grants. Assessment Grants provide funding for a grant recipient to inventory, characterize, assess, conduct a range of planning activities, develop site-specific cleanup plans, and conduct community involvement related to brownfield sites. The performance period for these grants is three years. There are three (3) types of assessment grants:
  - Community-wide Assessment Grants - A Community-wide Assessment Grant is appropriate when a specific site is not identified and the applicant plans to spend grant funds on more than one brownfield site in its community. An applicant may request up to \$300,000 to assess sites contaminated by hazardous substances, pollutants, contaminants (including hazardous substances co-mingled with petroleum), and/or petroleum.
  - Site-specific Assessment Grants - A Site-specific Assessment Grant is appropriate when a specific site is identified and the applicant plans to spend grant funds on this one site only. An applicant may request up to \$200,000 to assess a site contaminated by hazardous substances, pollutants, contaminants (including hazardous substances co-mingled with petroleum), and/or petroleum. An applicant may seek a waiver of the \$200,000 limit and request up to \$350,000 for a site contaminated by hazardous substances, pollutants, contaminants, and/or petroleum. Waiver requests must be based on the anticipated level of contamination, size, or status of ownership of the site.
  - Assessment Coalition Grants - Assessment Coalitions are designed for one "lead" eligible entity to partner with two or more eligible entities that have limited capacity to manage their own EPA cooperative agreement. The lead coalition member may submit one grant proposal under the name of one of the coalition members and will perform assessment grant activities in each coalition member's community. An applicant may request up to \$600,000 to assess sites contaminated by hazardous substances, pollutants, contaminants (including hazardous substances co-mingled with petroleum) and/or petroleum.
- Based on the assessment recommendations, determine what level and type of cleanup (remediation) is needed to redevelop the site. The type of remediation for the brownfield site will be determined by the future use of the property. See graphic below for types of remediation available for brownfield sites.



### 3. Brownfield Strategy



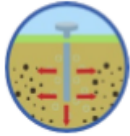
**Excavation.** Contaminants and contaminated soil on the surface or subsurface are dug up from the site and transported offsite for treatment or disposal in a landfill. Clean soil or other material can be used to fill the excavated area and create a level surface for reuse.



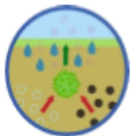
**Tank removal.** Soil contaminated with gasoline or other fuels is dug up from the site to expose and remove the underground storage tanks and piping system. Then the soils under the tank can be examined for contamination and removed as needed.



**Capping.** Creating or adding a barrier between the surface and contaminants by using a geotextile, a layer of clean soil or both. Capping protects areas of cleanup, reduces exposures and prevents the spread of contamination.



**On site or 'In-situ' treatment.** Chemicals are injected into the soil to break down contaminants or convert them into less harmful or toxic substances. Solidification or stabilization adds binding or chemical agents to prevent contaminant movement.



**Bioremediation.** Naturally-occurring or adapted microbes consume organic contaminants. Active management at bioremediation sites includes adding nutrients, oxygen or chemicals that release oxygen to increase microbial growth, allowing them to degrade the contaminants over time to water, gas or less harmful or toxic substances.



**Phytoremediation.** Plant root systems release substances which help plants neutralize, stabilize or increase microbial degradation of contaminants in contaminated soil or water near roots. Select plants can also take up contaminants through their roots, reducing soil and water contamination over time.



**Lead and asbestos abatement.** Lead and asbestos are inspected and removed by specially-trained licensed contractors. The training, inspection and abatement may be regulated by environmental or public agencies separate from brownfield programs. Lead and asbestos removal involve removal of contaminated material in contained areas using specialized equipment.

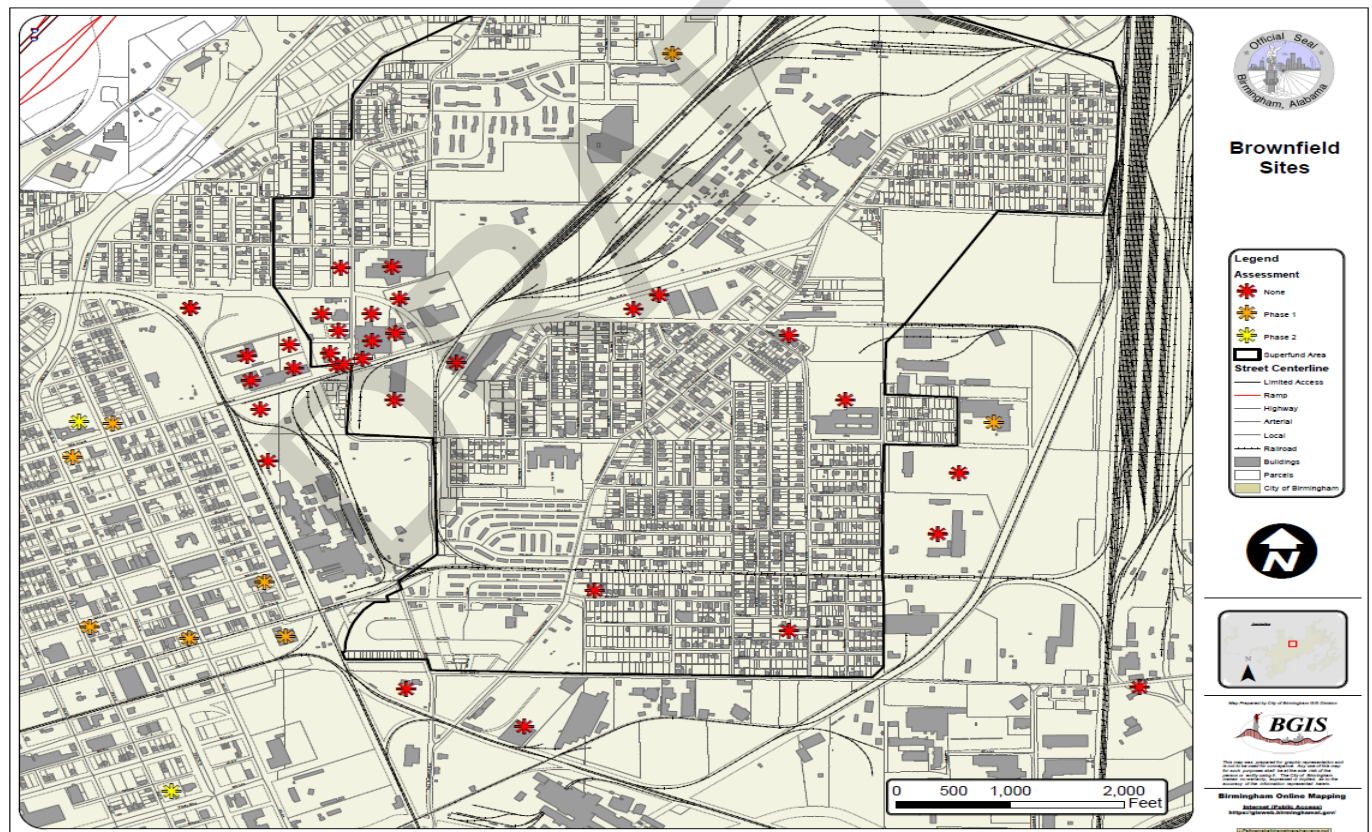
- Once an assessment is completed, the City should identify funding sources available for cleanup. The EPA has a Brownfields Program that provides funds to empower states, communities, tribes, and nonprofit organizations to prevent, inventory, assess, clean up, and reuse brownfield sites. An application has the following requirements:
  - Brownfield site must be owned by the applicant.
  - An applicant may only submit ONE Cleanup Grant application.
  - The maximum amount of EPA funds that will be awarded under a Cleanup Grant is \$500,000. Applicants may propose to use up to \$500,000 to clean up one brownfield site or to allocate up to \$500,000 among multiple sites.
  - If awarded a Cleanup Grant, the recipient must retain ownership of the site(s) for the duration of time in which Brownfields Cleanup Grant funds are disbursed for the cleanup of the site(s).
  - The Comprehensive Environmental Response, Compensation, and Liability Act requires applicants to provide a 20% cost share for Cleanup Grants. The cost share, which may be in the form of a contribution of money, labor, material, or services, must be used for eligible and allowable costs under the grant.

### 3. Brownfield Strategy

- If funding is not available through EPA cleanup grants, the City should consider offering financial assistance to property owners through some form of incentives (tax abatement, loan assistance, acquisition assistance) to off-set the expected costs of remediation at the site.
- Once the site has been cleaned up, the City should utilize its Department of Innovation and Economic Opportunity (IEO) to actively market the site to potential developers. IEO manages a cooperative effort among the City of Birmingham, the Birmingham Business Alliance and REV Birmingham, to market vacant buildings and sites in the City. The program consists of coordinated permitting and inspection procedures, a database of available buildings and sites, and specially designed business incentives. This program should be utilized to attract developers for the City's brownfield sites.

**2016 Brownfield Assessment Grant.** In 2016, the City of Birmingham's Office of Community Development was awarded a \$400,000 Brownfield Assessment Grant from the EPA. Between 2017 and 2019, BFA Environmental Consultants, Inc. performed Phase I and Phase II Environmental Assessments of properties identified by the North Birmingham Community and the Office of Economic Development of the City of Birmingham. These groups identified forty-three (43) sites for Phase I assessments. Of those sites, ten (10) Phase I assessments and two (2) Phase II assessments were conducted (see Figure 5 and Table 3).

Figure 5



### 3. Brownfield Strategy

Table 3

SITE	ADDRESS	PHASE I	PHASE II
Riggins School	3101 44th Avenue North	Yes	No
North Birmingham Elementary School	2620 35th Avenue North	Yes	Yes
Cannon Cars Inc.	2601 35th Avenue North	Yes	No
Office Building	2501 30th Avenue North	Yes	No
Former Auto Garage	3501 27th Street North	Yes	No
All American Concrete	2821 29th Avenue North	Yes	No
NAFCO/Cats Carbon	3401 36th Street North	Yes	No
Vacant Lot	2523 25th Court North	Yes	Yes
Northern Health Center	2817 30th Avenue North	Yes	No
The Mansion	2629 29th Avenue North	Yes	No

Appendix A provides more detailed information regarding the Phase I and II assessments conducted on the properties in the North Birmingham Community.

#### Cost

The Northeast Midwest Institute estimates the average per-site cost for brownfield remediation is \$602,000. Cleanup for the sites with existing Phase I and II assessments could cost \$5,418,000 (the Northern Health Center site is currently occupied with an active use). Should the City decide to purchase the sites for cleanup, the cost of property acquisition would be approximately \$1,279,640.

#### Timeline

Based on the City's strategy, the estimated time of completion for redevelopment of a brownfield site could take seven (7) years or more. This includes cultivating relationships with property owners (6 months); completion of a Phase I environmental assessment (up to 3 years); remediation/clean-up of the site (up to 3 years); and marketing the site to potential developers (1 month to multiple years).

## 4. Other Redevelopment Sites

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### Scope

The North Birmingham Community Framework Plan recommends several sites for targeted redevelopment. These sites are strategically located in the community and are expected to ignite other catalytic development in the area.

**North Birmingham Elementary School.** This site is owned and maintained by the Birmingham Board of Education but unoccupied. The future land use map includes this property within the mixed-use medium area, which provides additional redevelopment flexibility. The 40,000 square-foot property can be adapted for multiple uses including a mixed-use development with assisted living for senior citizens, affordable and mixed-income residential units, live-work units, and retail or office space for small businesses; or a community facility for services such as daycare, senior care, exercise programs, after school programs, cooking demonstrations, and office space for non-profit organizations.

**U.S. Pipe Site.** The former U.S. Pipe site is a potential catalytic site for redevelopment in the North Birmingham Community. The entire property is approximately 62 acres and is currently zoned I-1, Light Manufacturing. In March 2010, US Pipe & Foundry ceased operations at its North Birmingham plant, which it had operated since 1911. The current owner of the property is Mueller Property Holdings, LLC. The Birmingham Business Alliance has identified the site as having great redevelopment opportunity due to its size, topography and infrastructure, including heavy fiber. Once developed, this site has a good opportunity to serve as a catalyst for job creation in North Birmingham. The site would need to be assessed for environmental contamination and, if remediated, could be ideal for an industrial district for 21st century industrial manufacturing businesses that could include an industrial incubator and a center for research, education, and training in industrial sectors; regional or community-wide large-scale stormwater management project, such as retention or detention ponds, bioretention cells, rain gardens, bioswales, and infiltration trenches; or a research center and testing grounds for environmental remediation techniques, such as phytoremediation, bioremediation, and in situ chemical reduction.

**Former Carver High School.** This property is owned by the City of Birmingham and is currently being used by EPA for environmental remediation operations. The building footprint is about 130,000 square feet. The property, designed as mixed-use medium in the future land use map, could be adapted into multiple uses including a higher education facility, trade school, or training center for GED certification, professional certifications programs, and other programs that resemble the former school's original purpose; commercial incubator for bakeries, restaurants, and other neighborhood-oriented businesses; residential development with mixed-income units or a community facility for services such as daycare, senior care, exercise programs, after school programs, cooking demonstrations, and office space for non-profit organizations.

**Riggins Elementary School.** This property is currently vacant and owned by the Birmingham Board of Education. Due to its location adjacent to a coke plant, the facility should not be redeveloped for habitable uses. However, with its building footprint of about 40,000 square feet on a 9-acre site, the property could be used for a research center and testing grounds for environmental remediation techniques. The Site could also be used as open space, providing a natural buffer between heavy industrial uses and the residents who live in the neighborhood.

**Lots east of Maclin Park.** See Memorial Park Project.

### Cost

Each of these redevelopment sites has an associated cost. It is recommended that all sites participate in a Phase I Environmental Assessment prior to development (if not already completed). A Phase I Assessment should be completed to research the current and historical uses of the property. The intent of the report is to assess if current or historical property uses have impacted the soil or groundwater beneath the property and could pose a

## 4. Other Redevelopment Sites

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threat to the environment and/or human health. If these issues are found, it presents a potential liability for the potential developer or owner, as well as affecting the value of the property.

Once the Environmental Assessment is completed, the City should market the properties as redevelopment sites. Marketing can include incentive packages for prospective developers, such as tax abatements, loan assistance, acquisition assistance or infrastructure improvement costs. These incentives can vary depending on the size of the property and the type of development.

Because the Former Carver High School is owned by the City of Birmingham, the City should be prepared to conduct at least a Phase 1 assessment, a Phase 2 assessment if needed, and remediation if needed. As previously mentioned, the average cost of remediating a brownfield is \$602,000, which can be offset with EPA cleanup grants. While Riggins Elementary and North Birmingham Elementary are owned by the Birmingham Board of Education, the US Pipe site is owned by Mueller Property Holdings, LLC. Because these properties are not owned by the City, an effort should be made to contact the property owners and encourage an assessment, remediation, and eventual redevelopment of the site. If incentive packages are deemed necessary to spur development, those incentives could also represent a substantial cost to the City.

### Timeline

The timeline for any redevelopment project is always subject to change, based on the size and scope of the redevelopment. If an environmental assessment recommended remediation measures, months or years could be added to the timeline of the project. Adaptive reuse of existing structures is highly recommended and could save months for the project construction timeline.



## 5. Memorial Park Project

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The City of Birmingham requested assistance from the U.S. Environmental Protection Agency's (EPA's) Greening America's Communities program to assist in developing a concept master plan for a neighborhood park and community green space that incorporates solutions for green stormwater infrastructure and heat island mitigation.

Greening America's Communities is an EPA program to help cities and towns develop an implementable vision of environmentally friendly neighborhoods that incorporates innovative green infrastructure and other sustainable design strategies. EPA provides design and technical assistance to help support sustainable communities that protect the environment, economy, and public health and to inspire local and state leaders to expand this work elsewhere.

### Scope

The project site is centrally located in the Collegeville Neighborhood of North Birmingham in Jefferson County on City of Birmingham properties acquired through a voluntary buyout program for properties located within a flood hazard zone. The project area consists of three-blocks, totaling 15 acres, situated between the heavily used City owned Maclin Park and current and historic Bethel Baptist Churches.

In applying for a Greening America's Communities grant, the City recognized the need to build upon past efforts to transform this underutilized open space into a community asset, and to do it in a way that engaged with community members and local stakeholders to develop a concept master plan that is reflective of their input and feedback.

The concept master plan will be a building block for the City to provide an open space amenity that expands accessible outdoor recreation amenities, celebrates the civil rights heritage and community identity, addresses environmental challenges with innovative design solutions, and reverses the trend of disinvestment in the Collegeville Neighborhood.

The design team's approach to the concept design was guided by the following goals:

- Incorporating green infrastructure
- Mitigating urban heat island effect

These goals are similar to the North Birmingham Framework Plan Community Renewal Goals:

- Eliminate blight and strengthen vulnerable areas to create a community that is stable and attractive for development and current residents.
- Transform hazardous areas into environmentally safe and productive uses that enhance the community's quality of life.

## 5. Memorial Park Project

### DESIGN ELEMENTS:

OUTDOOR CLASSROOM
RAISED GARDEN BEDS
FITNESS STATIONS
PLAYGROUND / SWINGS
PLAZA / EVENT SPACE
PROMENADE
GATEWAY
OPEN LAWN
ART INSTALLATION / MURAL
GREEN STREET
WITNESSTREES / ARBORETUM
GREEN INFRASTRUCTURE

### DESIGN THEMES:

PHYSICAL HEALTH
CULTURAL IDENTITY
EDUCATION HISTORY & ENV.
SOCIAL ENGAGEMENT
ENV. HEALTH & RENEWAL

The Concept Master Plan incorporates five design themes that draw upon the existing cultural, social, and environmental influences referenced in the existing conditions section; and respects the community preferences voiced during the Greening America's Communities workshop.

The final concept plan for the park is below in Figure 6. The Legend immediately follows.

Figure 6



## 5. Memorial Park Project

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(1) Gateway Pavilion. A new gateway feature is an orienting and welcoming landmark for the Collegeville Neighborhood and functions as the front porch to the park. A trellis structure reduces heat island effect making a comfortable space for park users and an ideal location for seating or bench swings.

(2) Event Plaza. Located adjacent to Maclin Park and active recreation uses, a large plaza flanked by new tree plantings provides a venue for festivals and pop-up events. The plaza is ideal for a signature art installation. Bioretention cells or pervious paving are potential design elements for consideration within the plaza.

(3) Community Gardens. Raised garden beds are an opportunity for social engagement and to demonstrate it is safe to grow and eat your own vegetables.

(4) Fitness Stations and Play Equipment. New fitness equipment and children's play equipment promotes a healthy lifestyle and encourages fun. Active recreation in the new park is positioned to be a natural extension of Maclin Park. Consideration should be given to incorporate rubber play surfacing for these amenities.

(5) Green Stormwater Infrastructure and Education. Bioretention facilities provide pollutant removal and slow stormwater discharge, reducing erosion of natural stream channels and flooding. These facilities present an opportunity to educate park users about meadow ecologies and ecological systems that help reduce flooding, clean stormwater, and create habitat.

(6) Outdoor Classroom / Stage. Centrally located within the park, an elliptical plaza creates a space for programmed events including outdoor learning or performances.

(7) Witness Trees and Memorial Grove. Healthy mature trees are preserved, respecting their endurance and witness to the neighborhood history. Understanding that many of the existing trees are nearing the end of their life, new annual tree plantings will expand the tree grove and become new witnesses of the park and neighborhood moving forward. The Memorial Grove creates a contemplative area, for a shaded stroll or picnic, creating refuge on a warm day. Increased tree canopy reduces heat island effect and improves air quality.

(8) Open Lawn. A large open lawn creates space for unscripted open play.

(9) Heritage Walk. 28th Avenue North is converted into a pedestrian promenade and becomes an extension of the Civil Rights Heritage Trail providing a strong connection between Bethel Baptist Church and the festival space. Signage will be continued the length of the promenade and pedestrian scale lighting incorporated to provide a greater sense of safety in the park. Signature paving patterns or engraved pavers are ways to celebrate the civil rights history. Removing vehicles from the interior of the park improves air quality and improves pedestrian safety.

(10) Heritage Plaza. A plaza with festive shade structures located opposite the church is a gathering space inviting the congregation into the park. New paving materials will overlap the street as a traffic calming measure.

(11) Green Street. 32nd Street North is retrofitted to implement a green street with a reduced width for vehicle travel lanes, a vegetated buffer with bioretention practices, canopy trees, and a widened sidewalk that creates a direct connection and extends the Civil Rights Trail between the park and historic Bethel Baptist Church.

## 5. Memorial Park Project

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### Cost

The Greening America's Communities Workshop produced a conceptual design of Memorial Park. In total, the design elements would cost the City approximately \$8 Million if constructed based on the conceptual plan.

One of the recommendations from the Greening America's Communities workshop included, "Apply for grants and secure funding to implement the near-term interventions." As a result of that recommendation, the City of Birmingham is submitting an application for the FEMA 2020 BRIC/FMA Grant, more specifically a project scoping subapplication for Memorial Park. The City is seeking funding to study the project area to identify a viable stormwater management project within the proposed Shuttlesworth Memorial Park. The goal of the stormwater project is to improve drainage in the neighborhood and surrounding Community by reducing the flood hazard to the area. The City of Birmingham has acquired multiple properties in the project area through the Army Corps of Engineers and FEMA buy-out programs. This project scoping will expand upon the preliminary design done through the EPA's Greening America's Communities Program and identify stormwater infrastructure that will reduce the flooding in the area and minimize drainage.

Once the project scoping award is received, the City will select an Engineering consultant. That consultant will assist the City with the following items: field survey, property inventory, model development, and cost estimates for the construction of the project. Once those items are completed, the City will generate a study report that will outline the model recommendations from the Engineer and include a benefit cost analysis for the completion of the project. Because the project area is in a floodplain, proposed historical district and superfund site, the City will coordinate with all applicable federal, state and local agencies. Once project scoping is complete, the City intends to submit an application for funding for construction.

### Timeline

The Shuttlesworth Memorial Park project will rely on community partners/stakeholders, City support, and grant funding to make the vision for what the park could be into a reality. The project was designed to be phased, so that community members might see some investment in this park, thus spurring the project on. Maintaining momentum will be key in this park's development. There are several short/near term projects that could be completed within the next 1-2 years. These projects include closing certain segments of streets, building the framework for the green infrastructure practices, installing a community garden, and creating space for temporary art installation. These shorter term projects will be important in earning additional grant funding for the remainder of the project. In all, the timeline for the project is about 5-7 years, taking into account cycles of grant funding, and the actual construction of the park.

## 6. Special Projects

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### Collegeville Historic District Designation

#### Scope

The City of Birmingham has engaged a consultant to perform an intensive survey and registration of approximately 414 acres and approximately 1,000-1,200 standing structures in the Collegeville Neighborhood. If successful, the project would result in the listing of the proposed Collegeville Historic District to the National Register of Historic Places, making properties potentially eligible for valuable state and federal historic preservation tax incentives.

The following is a summary of the general elements to be included in the survey aspect of this project:

- An Alabama Historical COmmission Survey Form will be filled out for every resource 50 years of age or older.
- An inventory/listing of all surveyed buildings, structures, sites, and objects numerically organized by survey number. Each surveyed resource will include an assigned inventory number, historic name (if known), address, date of construction, architectural type and brief description, integrity, modifications, current conditions, and any other noteworthy information.
- USGS Maps: All surveyed resources will be marked on U.S. Geological Survey topographic maps. There will be one complete set of USGS maps for the entire survey area with all surveyed resources marked by the survey number. The USGS map will also show the boundaries of the surveyed area.
- A large detailed Plat Map (planographic map, tax map, or city plat map) of the community delineating the boundaries of the historic district. The map will contain key elements including a north arrow, a reference of the map scale or absence of scale, name of the survey or district/county/state, marked survey boundaries, and individually marked surveyed properties with the assigned survey numbers.
- Photographs of every building in the survey area that is eligible for intensive survey.
- A Final Survey Report that meets the Secretary of Interior Standards must be included.

The following is a summary of the general elements to be included in the registration aspect of this project.

- National Register of Historic Places Nomination Form submitted in accordance with Bulletin 16A (How to Complete the National Register Registration Form).
- A separate USGS quad map clearly indicating the boundaries of the historic district.
- A clean, legible and black and white map that clearly indicates contributing and noncontributing properties.
- Two copies of black and white prints (4' x 6' preferred) of representative architectural types (2-3 per type, of both contributing and non-contributing resources), pivotal buildings and spaces, and typical streetscapes.
- Additional color presentation images for use in the National Register Review Board Meeting.
- Property Owners' Names and Addresses within the Historic District Boundary.
- At least one (1) public meeting to inform citizens in the survey area of the results of the survey and registration project.
- Presentation of the project at the Alabama National Register Review Board Meeting.

Description/Summary of statement of significance (excerpt below is from the draft National Register of Historic Places Nomination for Collegeville Historic District, by consultant David Schneider):

The Collegeville Historic District is significant under National Register Criterion A, as it played an important role in the Civil Rights activities of the 1950s and 1960s. The churches in this neighborhood, specifically Bethel Baptist, as led by Reverend Fred Lee Shuttlesworth, organized nonviolent gatherings culminating in a mass movement that helped win passage of the Federal Civil Rights Act of 1964 and the Voting Rights Act of 1965. The Alabama Christian



## 6. Special Projects

Movement for Human Rights (ACMHR), headquartered in this neighborhood and organized by Shuttlesworth, had the goal of ending racial discrimination in hiring, and integrating public services, transportation, and educational facilities. This organization was the first to sustain a movement confronting issues beyond bus segregation through both direct action and the legal system. Additionally, the Collegeville community, and ACMHR, were instrumental to the success of the 1961 Freedom Riders through rescuing stranded and injured riders, housing and feeding them. The Freedom Ride, and the resulting press, was pivotal in compelling Federal intervention in desegregation. "The Civil Rights Movement in Birmingham, Alabama, 1933-1979" MPS (Multiple Property Survey) relates the significance of the Collegeville Historic District, which it refers to as the Bethel Baptist Church Historic District, as follows:

The Bethel Baptist Church Historic District, six miles north of the central business district, is a superb example of a pivotal property that is a strategy, a conflict, and a resolution center. As Marjorie L. White wrote on page 18 in *A Walk to Freedom*, "The Bethel Baptist Church provided its facilities including meeting spaces and offices, rent and utilities free to ACMHR. The Bethel sanctuary hosted many mass meetings. Bethel also served as the ACMHR headquarters until 1961. The church paid not only a pastor's salary to Rev. Shuttlesworth and provided him with a residence and volunteer guards, but also paid the church secretary's salary, while allowing her to work on Movement business." Also significant to Bethel's history is the Civil Rights career of Rev. Carter Gaston, who strongly promoted voter registration drives along with other activities. The National Park Service is presently preparing a National Historic Landmark nomination for the historic district, which includes Bethel's second parsonage (Shuttlesworth's residence after the 1956 bombing and a target of a December 1962 bombing) and the "guardhouse" next door, the Revis House (for which only the foundation remains) on which was also targeted in the December 1962 bombing, as contributing buildings. The guardhouse, or Revis House, is particularly a powerful artifact of the African-American response to the domestic terrorism directed at churches. The Birmingham Civil Rights Institute (BCRI) has conducted valuable interviews with LaVerne Revis Martin and Robbie Revis Smith that document how the volunteer guards, both men and women, used the house to guard the church and neighborhood from violence. White in *A Walk to Freedom* includes a list of ACMHR guards.

The district is representative of six of the MPS's property types: through Bethel Baptist Church and other resources, the neighborhood is "a superb example" of Property Types #1 through #3 (strategy, conflict, and resolution centers); primarily through its associations with Rev. Fred Lee Shuttlesworth of Property Type #4 (Properties associated with prominent persons); primarily through its associations with the Alabama Christian Movement for Human Rights (ACMHR) of Property Type #5 (Properties associated with community groups, ethnic organizations, and institutions); and it is specifically referenced in the discussion of Property Type #6 (Historic Districts). The MPS specifically cites the neighborhood as one of several "Potential Nationally Significant National Register properties.

The district is also significant under National Register Criterion B for its associations with Rev. Fred Lee Shuttlesworth. A pivotal individual in the Civil Rights Movement, Shuttlesworth's association with the neighborhood began when he assumed the pastorship of Bethel Baptist Church (in 1953 and it was at Bethel that many of his most significant accomplishments occurred. Shuttlesworth also lived at the church's first parsonage that was bombed and destroyed in December 1956 and then in its rebuilt parsonage. (Carroll Van West, "The Civil Rights Movement in Birmingham, Alabama, 1933-1979" National Register of Historic Places Multiple Property Documentation Form (MPS), 2004.)

### Cost

City funds have been budgeted and approved for the \$20,000 consultant fee.

## 6. Special Projects

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### **Timeline**

The project should be completed no later than December 2022.

### **Capital Projects – Hooper City Phase V**

#### **Scope**

The primary objective of this project is to improve the streets and drainage along 37th Terrace West, 37th Court West, and 6th Street West in the Hooper City Neighborhood located in the North Birmingham Community.

Project design is 100% complete (plans were submitted on March 5, 2018). Twenty-one (21) parcels are required for this project, two (2) permanent easements and nineteen (19) temporary easements.

#### **Cost**

The total cost for this project is \$675,000.

#### **Timeline**

The City began the project in 2018 by attending the Hooper City Neighborhood Meeting. The City is currently in the right-of-way acquisition phase and has hired a consultant to assist with this task. Once completed, construction will begin on the project.

### **Capital Projects - Alabama Farmer's Market**

#### **Scope**

This project includes the realignment and widening of 4th Street West from Finley Boulevard (SR-378) to Finley Avenue. The new alignment at Finley Avenue will coincide directly with the entrance to the Farmers Market thereby improving traffic flow, volume and access from Finley Boulevard into the market.

#### **Cost**

The projected cost of the project is \$750,000 – including a \$50,000 match provided by the Alabama Department of Agriculture & Industries.

#### **Timeline**

The Alabama Department of Transportation (ALDOT) has reviewed the plans for the project and submitted comments to the City. The City is currently making revisions to the plans and anticipates construction to begin as soon as the plans are approved by ALDOT.

# Appendix A: Brownfields

## All American Concrete: 2821 29<sup>th</sup> Avenue North

Phase I Assessment Completed



*All American Concrete is a 2.8 acre parcel collection of vacant, metal buildings located on the eastern edge of downtown North Birmingham. The three structures were utilized for the storage of brick pallets. The site is currently owned by Coco Properties LLC. A Phase I Assessment was completed in 2017. Recognized environmental conditions (RECs) and items of concern observed during the site visit include: 1) Heavy equipment such as vehicle axles on the western side of the property; one of which had leaking oil/grease that had stained the ground below; 2) The presence of piles of uncovered treated wood, trash/debris and metal beams on the western side of the property that could mobilize contaminants during rain or flood events that might impact surface or groundwater quality on the property; 3) An unknown substance that spilled and stained the concrete behind the warehouses; and 4) The presence of a metal pipe protruding from the ground on the southeastern portion of the property that could be indicative of an underground storage tank.*

**Assessment Results.** Based on the scope of services, limitations, and findings of this assessment, BFA Environmental recommended the following:

- 1) Performance of a limited subsurface investigation, which includes sampling and analytical testing of the property soil and groundwater for typical environmental contaminants of concern associated with lumber production, vehicle fueling, auto repair and industrial chemical production. Further investigation into the presence of environmental contaminants associated with concrete, iron, steel, paint and coke production is also warranted. Use of ground penetrating radar may also be needed to determine the presence of any underground storage tanks. A records review should be conducted through the Alabama Department of Environmental Management prior to an invasive investigation to determine the sampling needs.
- 2) Regarding non-scope considerations, sampling for asbestos containing materials (ACM) is recommended.
- 3) A title search may also be appropriate to identify past uses of the property.

## Appendix A: Brownfields

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4) A ground penetrating radar survey is recommended to ensure underground storage tanks are not still in place.

There were no recommendations made to perform a Phase 2 Brownfield Assessment on this privately-owned parcel.

**Potential for Redevelopment.** The property was rezoned to I-1 (Light Manufacturing) as part of the North Birmingham Community Framework Plan. The property could be developed as a warehouse or other light industrial used based upon the recommendations in the Framework Plan.

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# Appendix A: Brownfields

## Former Auto Garage: 3501 27<sup>th</sup> Street North

Phase I Assessment Completed



*The structure located at 3501 27<sup>th</sup> Street North is vacant one-story building that housed an automotive repair business with a garage. The building sits on a 0.36 acre parcel and is located in downtown North Birmingham. The property is currently owned by William B. Washington. The Phase I Assessment was completed in 2017. Recognized environmental conditions (RECs) and items of concern observed during the site visit include: 1) An uncovered opening on the western side of the property which may suggest the presence of an underground tank. Stained concrete was also visible near the opening and 2) Previous long-term storage of vehicles that could have released fuel or chemicals/metals onto the property.*

**Assessment Results.** Based on the scope of services, limitations, and findings of this assessment, BFA Environmental recommended the following:

- 1) Performance of a limited subsurface investigation, which includes sampling and analytical testing of the property soil and groundwater for typical environmental contaminants of concern associated with vehicle fueling, and auto repair. Further investigation into the presence of environmental contaminants associated with dry cleaners, iron, steel, and coke production is also warranted (such as polycyclic aromatic hydrocarbons or PAHs).
- 2) Regarding non-scope considerations, sampling for lead-based paint and asbestos containing materials (ACM) is recommended.
- 3) A title search may also be appropriate to identify past uses of the property.
4. A ground penetrating radar survey is recommended for potential identification of underground storage tanks.

There were no recommendations made to perform a Phase 2 Brownfield Assessment on this privately-owned parcel.



## Appendix A: Brownfields

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**Potential for Redevelopment.** The property was rezoned to MU-M (Mixed-Use Medium) as part of the North Birmingham Community Framework Plan. The property could be developed as mixed-use or a commercial site based upon the recommendations in the Framework Plan.

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# Appendix A: Brownfields

## Cannon Cars Inc.: 2601 35th Avenue North

Phase I Assessment Completed



*Cannon Cars Inc. is a former used car dealership located in downtown North Birmingham (opened in 1988). The site is approximately 0.48 acres and includes a vacant retail building in addition to a paved parking lot. The property is currently owned by E&J Properties LLC. A Phase I Assessment was completed in 2017.*

**Assessment Results.** Based on the scope of services, limitations, and findings of this assessment, BFA Environmental recommended the following:

- 1) Utilize ground penetrating radar survey services for identification of potential presence of underground storage tanks that may not have been removed from the facility prior to subsurface investigation.
- 2) Performance of a limited subsurface investigation, which includes sampling and analytical testing of the Subject Site soil and groundwater for typical environmental contaminants of concern associated with dry cleaning, gas stations, and automobile repair/fueling operations. An investigation into the presence of environmental contaminants associated with iron, steel and coke production should also be conducted through the FOIA process at Alabama Department of Environmental Management prior to the investigation for determination of sampling needs.
- 3) Regarding non-scope considerations, sampling for asbestos containing materials (ACM) at the Subject Site is recommended. In the event that there are plans to renovate the Subject Site, an investigation into the presence of lead-based paint and polychlorinated biphenyls or PCBs (which could potentially be present in caulk) may also be appropriate.

There were no recommendations made to perform a Phase 2 Brownfield Assessment on this privately-owned parcel.

**Potential for Redevelopment.** The property was rezoned to MU-M (Mixed-Use Medium) as part of the North Birmingham Community Framework Plan. The property could be developed as mixed-use or a commercial site based upon the recommendations in the Framework Plan.

# Appendix A: Brownfields

## The Mansion: 2629 29<sup>th</sup> Avenue North

Phase 1 Assessment Completed



*The Mansion is an abandoned and dilapidated commercial structure located in Downtown North Birmingham. The Mansion sits on 0.28 acres and was previously used as a nightclub. The interior of the building was destroyed by a fire in 2015. The property is currently owned by Positive Development, LLC and has been tax delinquent since 2018. The property contains a large amount of debris that includes broken glass, wood and metal pipes. The Phase 1 Assessment was completed in 2017. Recognized environmental conditions (RECs) and items of concern observed during the site visit include: 1) Piles of scrap materials from unknown sources abutting the southern wall of the main building on the property, adjacent to the railroad tracks that could also have been utilized for the building foundation during construction and 2) The potential for lead-based paint or asbestos containing materials on the property.*

**Assessment Results.** Based on the scope of services, limitations, and findings of this assessment, BFA Environmental recommended the following:

- 1) Performance of a limited subsurface investigation, which includes sampling and analytical testing of the property soil and groundwater for typical environmental contaminants of concern associated with vehicle fueling, and auto repair. Further investigation into the presence of environmental contaminants associated with paint, iron, steel, lumber, taxidermy, rubber and coke production is also warranted (such as polycyclic aromatic hydrocarbons or PAHs).
- 2) Regarding non-scope considerations, sampling for lead-based paint and asbestos containing materials (ACM) is recommended.
- 3) A title search may also be appropriate to identify past uses of the property.

There were no recommendations made to perform a Phase 2 Brownfield Assessment on this privately-owned parcel.

## Appendix A: Brownfields

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**Potential for Redevelopment.** The property, located in the North Birmingham neighborhood, was rezoned to Mixed Use – Medium as part of the North Birmingham Community Framework Plan. The Mansion would require demolition to prepare the location for a new retail or mixed-use project.

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# Appendix A: Brownfields

## NAFCO/Cats Carbon: 3401 36<sup>th</sup> Street North

Phase I Assessment Completed



*NAFCO/Cats Carbon is a 6.74 acre site with a collection of vacant, metal buildings located on the eastern edge of the Collegeville Neighborhood. The eastern portion of the property also contains areas categorized as wetland areas based on information from the National Wetlands Inventory (NWI). The site is currently owned by Cornelius Development Corporation. A Phase I Assessment was completed in 2017. Recognized environmental conditions (RECs) and items of concern observed during the site visit include: 1) A blue drum leaking an unknown black substance onto the soil on the west side of the property at the time of the site visit; 2) Heavy equipment such as electric motors and improperly stored chemical containers in the northern warehouse building that could pose a potential discharge threat to the soil or groundwater nearby; and 3) Multiple drains/ "pits" in the northern warehouse building used to store water that may have acted as a discharge conduit for chemical waste streams generated by the wood treatment process to soil and groundwater.*

**Assessment Results.** Based on the scope of services, limitations, and findings of this assessment, BFA Environmental recommended the following:

- 1) Performance of a limited subsurface investigation, which includes sampling and analytical testing of the property soil and groundwater for typical environmental contaminants of concern associated with timber treatment, vehicle fueling and industrial chemical production. Further investigation into the presence of environmental contaminants associated with graphite, iron, steel, and coke production is also warranted. A records review should be conducted through the Alabama Department of Environmental Management prior to an invasive investigation to determine the sampling needs.
- 2) Regarding non-scope considerations, based on the square tiles present in the office building on site, sampling for asbestos containing materials (ACM) is recommended. The existence of sandblasting operations also supports the need for an investigation into the presence of subsurface lead-based paint on the property.



## Appendix A: Brownfields

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3) A title search may also be appropriate to identify past uses of the property.

There were no recommendations made to perform a Phase 2 Brownfield Assessment on this privately-owned parcel.

**Potential for Redevelopment.** The property was rezoned to I-1 (Light Manufacturing) as part of the North Birmingham Community Framework Plan. The property could be developed as a warehouse or other light industrial used based upon the recommendations in the Framework Plan.

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# Appendix A: Brownfields

## North Birmingham Elementary School: 2620 35th Avenue North

Phase I and II Assessment Completed



*North Birmingham Elementary School is a closed elementary school located in the North Birmingham Neighborhood and owned by the Birmingham Board of Education. The first school on the site was constructed in 1908. The current building was constructed in 1923 and includes additions from 1930 and 1950. The current site consists of two (2) parcels containing 3.6 acres. The school includes a large, 3-story building, paved parking area and a field/playground area. A Phase I and II Assessment was completed in 2017.*

### Assessment Results.

Phase I - Based on the scope of services, limitations, and findings of this assessment, BFA Environmental recommended the following:

- 1) Performance of a limited subsurface investigation, which includes sampling and analytical testing of the site soil and groundwater for typical environmental contaminants of concern associated with dry cleaning, gas stations, and automobile repair/fueling operations. An investigation into the presence of environmental contaminants associated with iron, steel and coke production should also be conducted.
- 2) Regarding non-scope considerations, sampling for asbestos containing materials (ACM) at the site is recommended. In the event that there are plans to renovate the property, an investigation into the presence of lead-based paint and polychlorinated biphenyls or PCBs (which could potentially be present in caulk) may also be appropriate.

Phase II - ESA subsurface investigation activities included drilling six soil borings, completing each boring as a groundwater monitor well, collecting soil samples from the borings, collecting groundwater samples from the monitor wells, and performing laboratory analyses on the soil and groundwater samples. No chemical odors or significant volatile organic compound vapors were detected in soil samples collected from the borings. No soil or

# Appendix A: Brownfields

groundwater concentrations were detected above the EPA Generic Removal Management Levels for Superfund Sites (residential scenario) or the EPA-established Site-Specific Residential Cleanup Values for the 35th Avenue Superfund Site. Surficial soil samples collected from the soil boring locations were also analyzed for asbestos-containing material. No asbestos-containing material was detected in the surficial soil samples.

Phase II ESA building material surveys included inspections for asbestos-containing material, lead-based paint, and PCB in caulk. Asbestos-containing material (1% asbestos or greater) was found in various floor tiles, mastic, and caulk. The roof was not accessible; therefore, the roofing material should be considered presumed asbestos-containing material until confirmatory sampling performed prior to any demolition and by a licensed inspector proves otherwise. Lead-based paint (0.5% lead by weight or greater) was found at various locations within the structure. Caulk containing PCB greater than 50 ppm was found in front entrance exterior joint caulk. EPA defines PCB bulk product waste (e.g., caulk, paint, mastics, and sealants) as material containing PCBs at greater than or equal to 50 parts per million per 40 CFR 761.3. We recommend no soil or groundwater remediation, or further subsurface investigation at this time. This recommendation is based upon no reported soil or groundwater concentrations exceeding EPA Generic Removal Management Levels for Superfund Sites (residential scenario) or the EPA-established Site-Specific Residential Cleanup Values for the 35th Avenue Superfund Site. We recommend that the existing groundwater monitor wells be removed from the ground and the boreholes be grouted to surface grade. Also, we recommend that the liquid investigative derived waste (approximately 30 gallons of water) be disposed of by pouring onto the ground. Removal of recognized and presumed asbestos-containing materials is required prior to demolition/renovation activities. The recognized Category I non-friable ACM shall be removed prior to activities that could render the material friable and/or release the ACM fibers into the air. If the building is to be demolished, caulk in the concrete joints of the front entrance shall be deemed and treated as a PCB bulk product waste or PCB remediation waste and disposed of pursuant to 40 CFR part 761 PCB regulations.

**Potential for Redevelopment.** The property was rezoned to MU-M (Mixed-Use Medium) as part of the North Birmingham Community Framework Plan. The property could be developed as a mixed-use development (housing, office, retail, etc.) or public use (education, community center) based upon the recommendations in the Framework Plan.





# Appendix A: Brownfields

## Northern Health Center: 2817 30<sup>th</sup> Avenue North

Phase I Assessment Completed



*The Northern Health Center building is currently occupied as a health clinic run by Alabama Regional Medical Services. The site is approximately one acre and is located on the eastern edge of downtown North Birmingham. A Phase I Assessment was completed in 2018. Recognized environmental conditions observed during the site visit include: 1) Transformers on the south side of the property that may be or have been a potential source of polychlorinated biphenols (PCBs) and 2) Mold found on the west side of the building in pediatric exam room 5 and sporadically throughout the building.*

**Assessment Results.** Based on the scope of services, limitations, and findings of this assessment, BFA Environmental recommended the following:

- 1) Performance of a limited subsurface investigation, which includes sampling and analytical testing of the property soil and groundwater for typical environmental contaminants of concern associated with dry cleaning, vehicle fueling, and auto repair. Further investigation into the presence of environmental contaminants associated with paint, iron, steel, and coke production is also warranted (such as heavy metals and polycyclic aromatic hydrocarbons (PAHs)). The possible presence of PCBs should also be investigated.
- 2) Regarding non-scope considerations, sampling for mold, lead-based paint and asbestos containing materials (ACM) is recommended.
3. A title search may also be appropriate to identify past uses of the property.

There were no recommendations made to perform a Phase 2 Assessment.

**Potential for Redevelopment.** The property was rezoned to MU-M (Mixed-Use Medium) as part of the North Birmingham Community Framework Plan. A medical office is consistent with the recommendations in the North Birmingham Community Framework Plan.

# Appendix A: Brownfields

## Office Building: 2501 30th Avenue North

Phase I Assessment Completed



*The structure located at 2501 30<sup>th</sup> Avenue North is a dilapidated and vacant one-story building containing multiple tenant spaces formerly used as office and/or retail space. The building is located in downtown North Birmingham and is currently owned by Barbara Anderson. The parcel on which the building is located also contains a small paved parking area adjacent to the north side of the building. A Phase I Assessment was completed in 2017.*

**Assessment Results.** Based on the scope of services, limitations, and findings of this assessment, BFA Environmental recommended the following:

- 1) Performance of a limited subsurface investigation, which includes sampling and analytical testing of the property soil and groundwater for typical environmental contaminants of concern associated with gas stations and paint and body shops. An investigation into the presence of environmental contaminants associated with iron, steel and coke production should also be conducted. A records review should be conducted through the Alabama Department of Environmental Management prior to the investigation to determine the sampling needs.
- 2) Regarding non-scope considerations, sampling for asbestos containing materials (ACM) at the property is recommended. In the event that there are plans to renovate the property, an investigation into the presence of lead-based paint and polychlorinated biphenyls or PCBs (which could potentially be present in caulk) may also be appropriate.

There were no recommendations made to perform a Phase 2 Brownfield Assessment on this privately-owned parcel.

**Potential for Redevelopment.** The property was rezoned to MU-M (Mixed-Use Medium) as part of the North Birmingham Community Framework Plan. The property could be developed as mixed-use or a commercial site based upon the recommendations in the Framework Plan.



# Appendix A: Brownfields

## Riggins School: 3101 44<sup>th</sup> Avenue North

Phase I Assessment Completed



*Riggins School is a closed elementary school located in the Fairmont Neighborhood and owned by the Birmingham Board of Education. The school sits on a 9.3 acre parcel and consists of a single-story building and large field. In 2010, the EPA release a fact sheet regarding soil sampling at the school. Riggins School was selected because of its proximity to Walter Coke's coal raw material piles and coke ovens. The results revealed soil contamination above levels of concern near the gutters as well as in the school yard. The chemicals of concern were Arsenic and Polycyclic Aromatic Hydrocarbons (PAHs). A Phase I Assessment was completed in 2017.*

**Assessment Results.** Based on the scope of services, limitations, and findings of this assessment, BFA recommended the following:

- 1) Performance of a subsurface investigation, which includes sampling and analytical testing for typical environmental contaminants of concern associated with coke production and related activities (such as previously identified PAHs).
- 2) A Freedom of Information Act (FOIA) request and file review of information at the Alabama Department of Environmental Management (ADEM) pertaining to nearby sites. This review would be done prior to the subsurface investigation to ensure there weren't chemical spills or air quality concerns that were not listed in the GeoSearch records review report.
- 3) Regarding non-scope considerations, sampling for asbestos containing materials (ACM) at the site is recommended. In the event that there are plans to renovate the property, an investigation into the presence of lead-based paint and polychlorinated biphenyls or PCBs (which could potentially be present in caulk) may also be appropriate.

There were no recommendations made to perform a Phase 2 Assessment on this privately-owned parcel.

**Potential for Redevelopment.** The property was rezoned to D-3 (single-family residential) as part of the North Birmingham Community Framework Plan. Due to its proximity to heavy industrial uses, it is recommended that

## Appendix A: Brownfields

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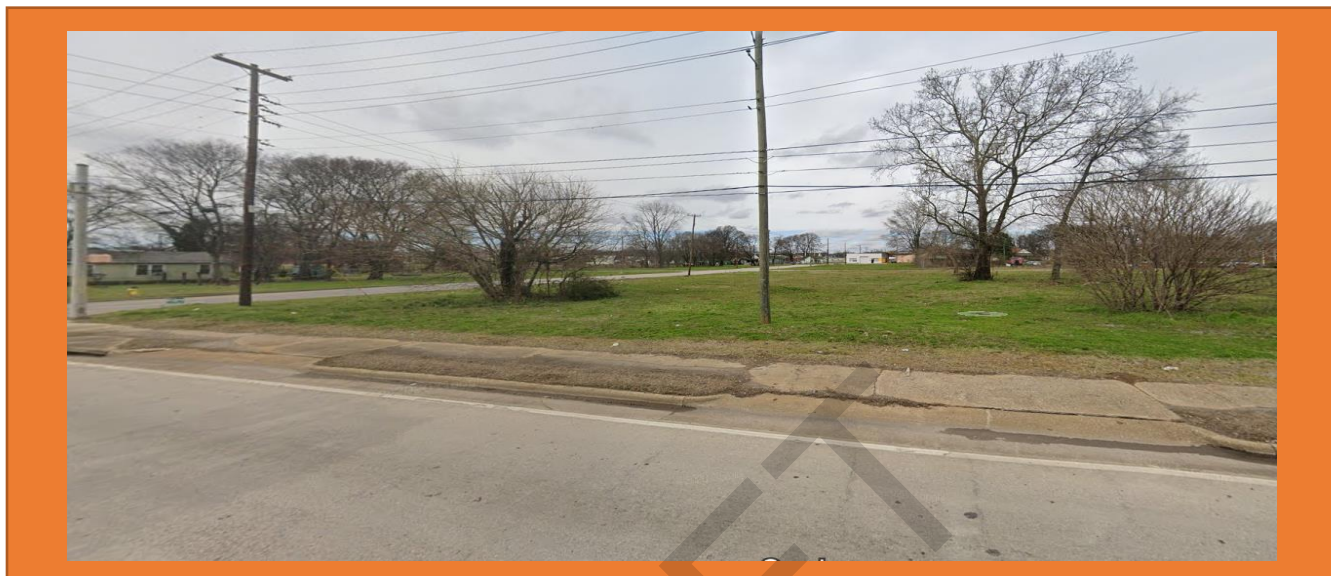
Riggins School be demolished and the site be used as open space. It is recommended that trees be planted on the site to provide a natural buffer between the heavy industrial uses and the residential areas of the Fairmont Neighborhood.

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# Appendix A: Brownfields

## Vacant Lot: 2523 25<sup>th</sup> Court North

Phase I and II Assessment Completed



*The property located at 2523 25<sup>th</sup> Court North is a vacant lot owned by Mardick Properties LLC. The site is located in the North Birmingham Neighborhood. A Phase I and II Assessment was completed in 2017.*

### Assessment Results.

Phase I - Based on the scope of services, limitations, and findings of this assessment, BFA Environmental recommended the following:

1) Performance of a limited subsurface investigation, which includes sampling and analytical testing of the property soil and groundwater for typical environmental contaminants of concern associated with gas stations and auto shops. Further investigation into the presence of environmental contaminants associated with iron, steel, paint, and coke production is also warranted. An investigation into the presence of pesticides such as lindane should also be conducted. A records review should be conducted through the Alabama Department of Environmental Management prior to the investigation to determine the sampling needs.

Phase II - ESA subsurface investigation activities included drilling five soil borings, completing each boring as a groundwater monitor well, collecting soil samples from the borings, collecting groundwater samples from the monitor wells, and performing laboratory analyses on the soil and groundwater samples. No chemical odors or significant volatile organic compound vapors were detected in soil samples collected from the borings. Four soil samples per boring and the groundwater samples were analyzed for VOC, PAH, eight RCRA metals and organochlorine pesticides. No groundwater or soil concentrations were detected above the EPA Generic Removal Management Levels for Superfund Sites (residential scenario) or the EPA-established Site-Specific Residential Cleanup Values for the 35th Avenue Superfund Site except for lead in MW-5. Asbestos-containing material was detected in the surficial soil sample at B-2 on the northwestern portion of the Site. Based on analytical results of the investigation derived waste (IDW), we recommend that the IDW (approximately 25 gallons of water) be disposed of by being poured onto the ground adjacent to well number MW-5.

## Appendix A: Brownfields

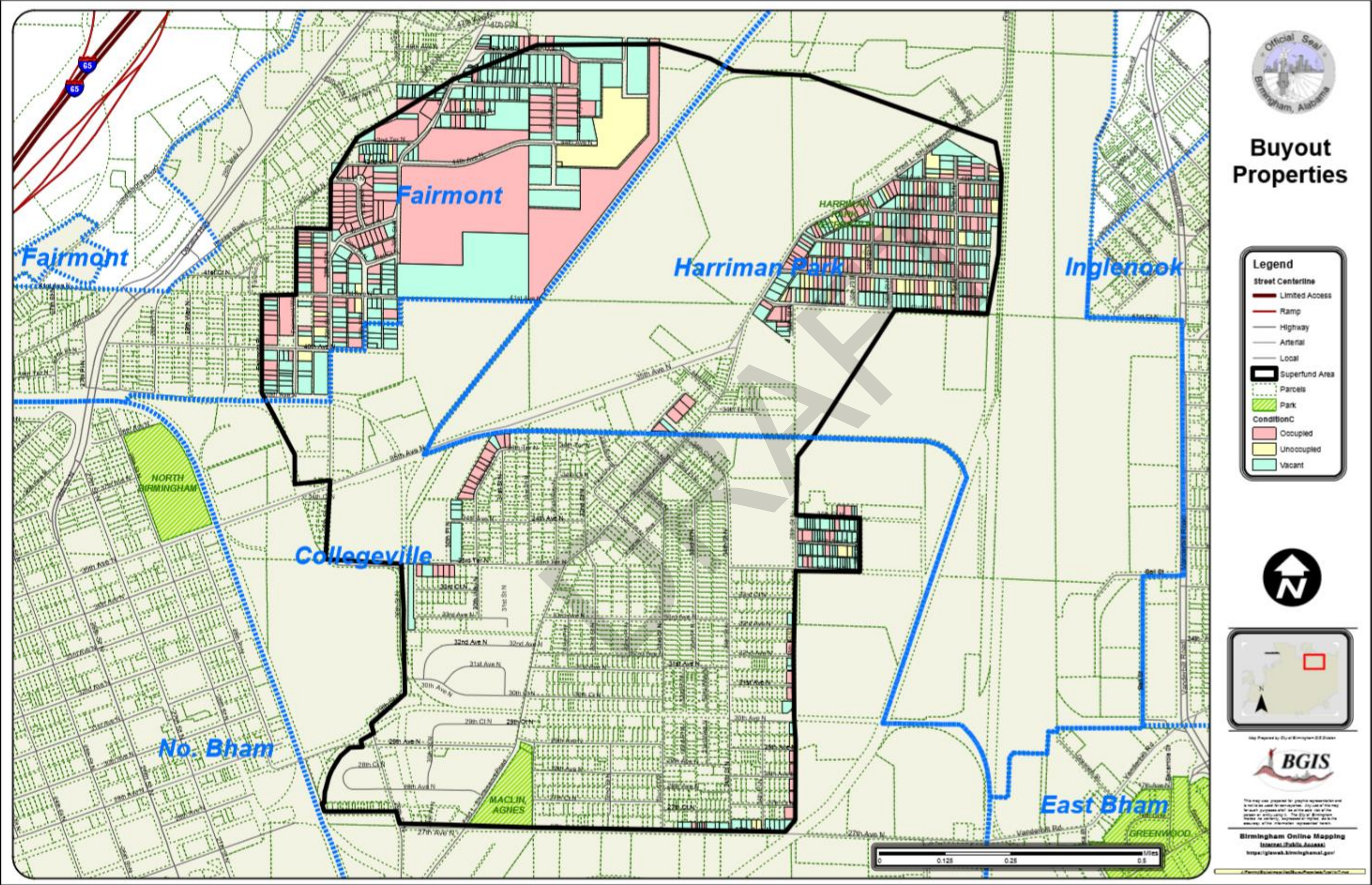
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**Potential for Redevelopment.** The property was rezoned to I-1 (Light Manufacturing) as part of the North Birmingham Community Framework Plan. The property could be developed as a warehouse or other light industrial used based upon the recommendations in the Framework Plan.

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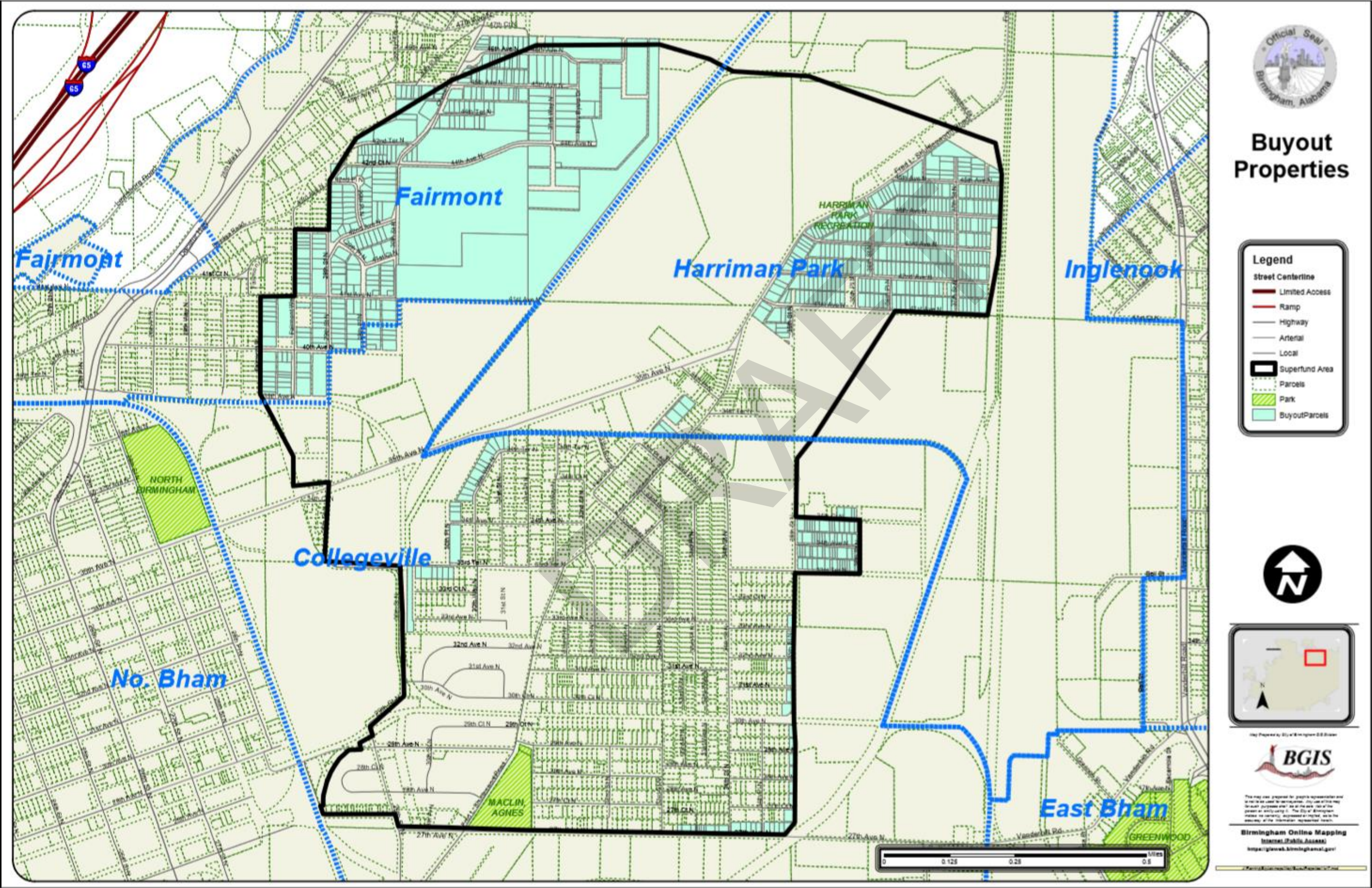


Appendix B



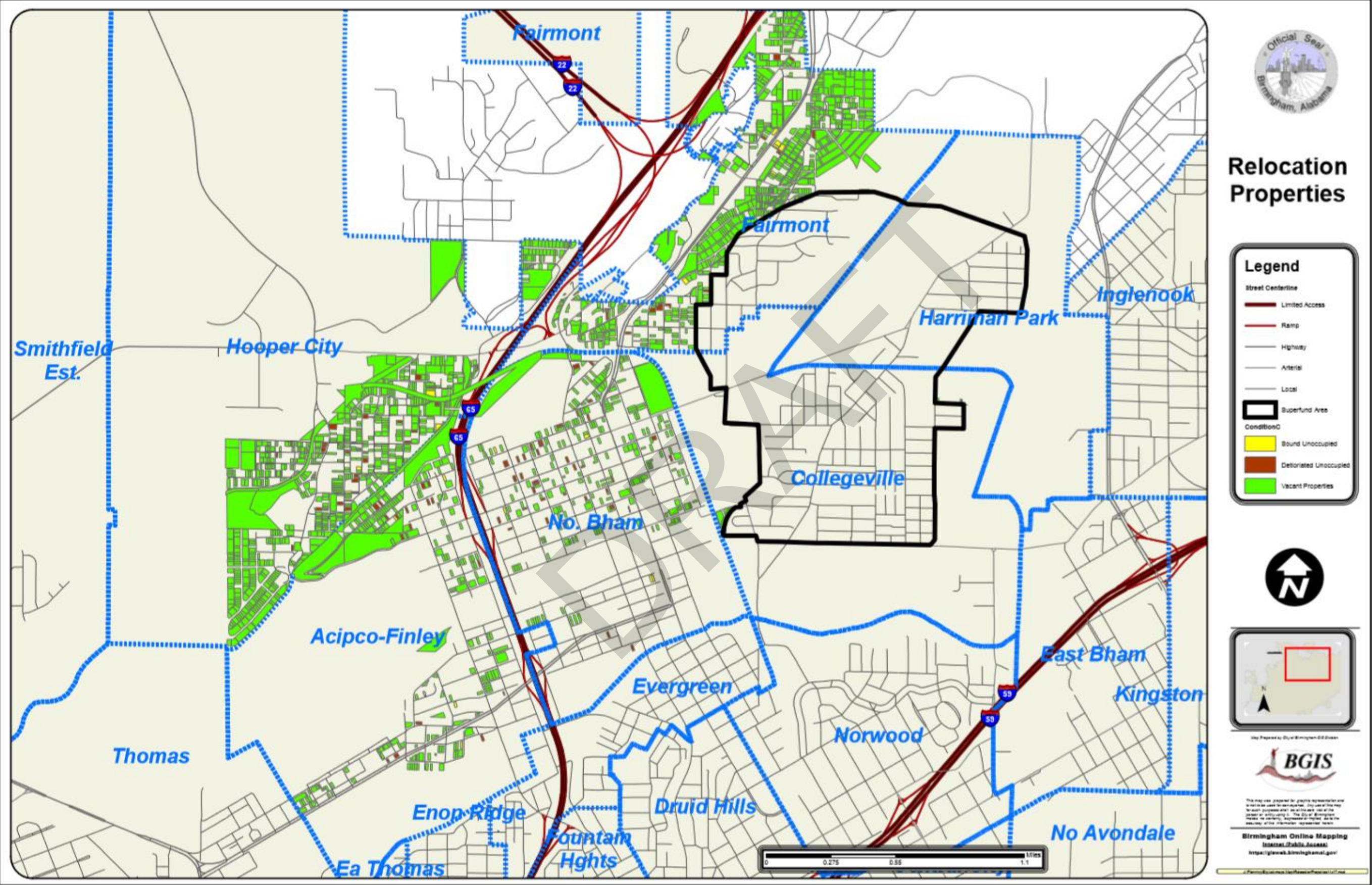


Appendix B



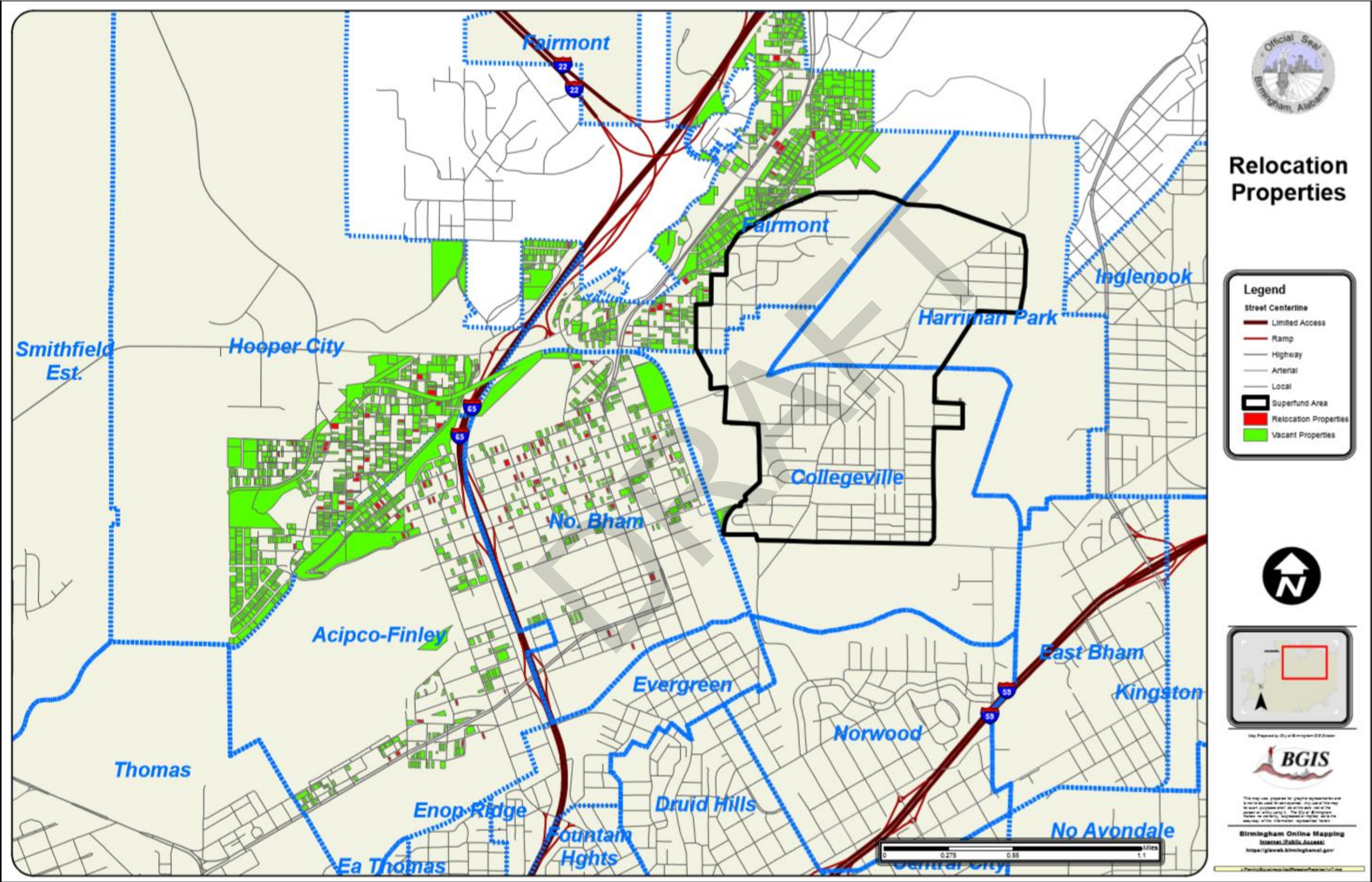


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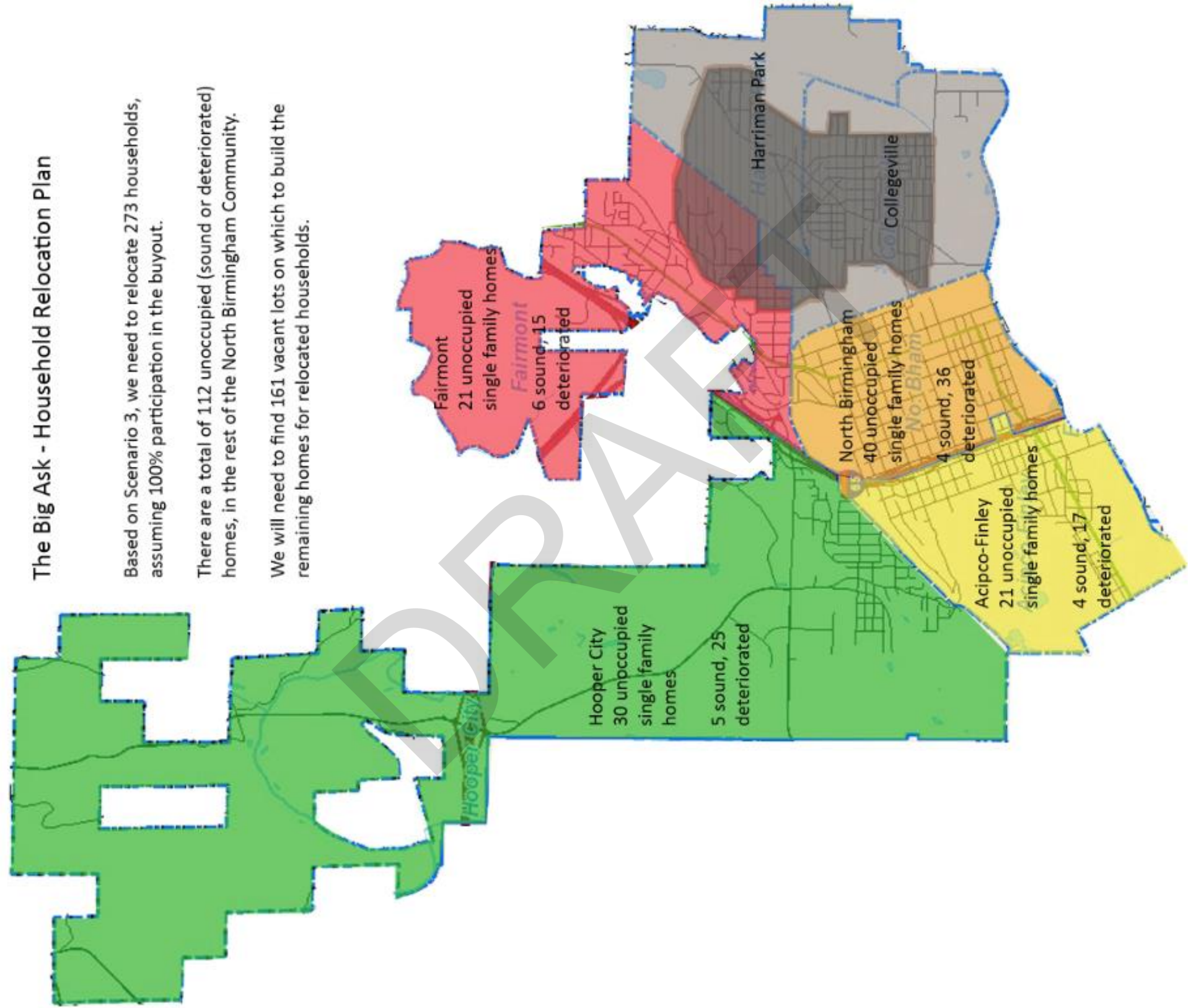




Appendix B









Appendix B





# Appendix B



(1) Gateway Pavilion. A new gateway feature is an orienting and welcoming landmark for the Collegeville Neighborhood and functions as the front porch to the park. A trellis structure reduces heat island effect making a comfortable space for park users and an ideal location for seating or bench swings.

(2) Event Plaza. Located adjacent to Maclin Park and active recreation uses, a large plaza flanked by new tree plantings provides a venue for festivals and pop-up events. The plaza is ideal for a signature art installation. Bioretention cells or pervious paving are potential design elements for consideration within the plaza.

(3) Community Gardens. Raised garden beds are an opportunity for social engagement and to demonstrate it is safe to grow and eat your own vegetables.

(4) Fitness Stations and Play Equipment. New fitness equipment and children’s play equipment promotes a healthy lifestyle and encourages fun. Active recreation in the new park is positioned to be a natural extension of Maclin Park. Consideration should be given to incorporate rubber play surfacing for these amenities.

(5) Green Stormwater Infrastructure and Education. Bioretention facilities provide pollutant removal and slow stormwater discharge, reducing erosion of natural stream channels and flooding. These facilities present an opportunity to educate park users about meadow ecologies and ecological systems that help reduce flooding, clean stormwater, and create habitat.

(6) Outdoor Classroom / Stage. Centrally located within the park, an elliptical plaza creates a space for programmed events including outdoor learning or performances.

(7) Witness Trees and Memorial Grove. Healthy mature trees are preserved, respecting their endurance and witness to the neighborhood history. Understanding that many of the existing trees are nearing the end of their life, new annual tree plantings will expand the tree grove and become new witnesses of the park and neighborhood moving forward. The Memorial Grove creates a contemplative area, for a shaded stroll or picnic, creating refuge on a warm day. Increased tree canopy reduces heat island effect and improves air quality.

(8) Open Lawn. A large open lawn creates space for unscripted open play.

(9) Heritage Walk. 28th Avenue North is converted into a pedestrian promenade and becomes an extension of the Civil Rights Heritage Trail providing a strong connection between Bethel Baptist Church and the festival space. Signage will be continued the length of the promenade and pedestrian scale lighting incorporated to provide a greater sense of safety in the park. Signature paving patterns or engraved pavers are ways to celebrate the civil rights history. Removing vehicles from the interior of the park improves air quality and improves pedestrian safety.

(10) Heritage Plaza. A plaza with festive shade structures located opposite the church is a gathering space inviting the congregation into the park. New paving materials will overlap the street as a traffic calming measure.

(11) Green Street. 32nd Street North is retrofitted to implement a green street with a reduced width for vehicle travel lanes, a vegetated buffer with bioretention practices, canopy trees, and a widened sidewalk that creates a direct connection and extends the Civil Rights Trail between the park and historic Bethel Baptist Church.

# Appendix C: Partners & Stakeholders

## Large Landowners in North Birmingham

ALAWEST	Birmingham Board of Education
BNSF Railway	Birmingham Industrial Group, LLC
Finley Properties	SAIAA Coalburg, LLC
Mueller Property Holdings, LLC	City of Birmingham
NUCOR	ACIPCO
CSX Transportation	US Steel
Drummond Company, Inc.	Think Pink
Vulcan Lands, Inc.	Alabama Power Company
Housing Authority Birmingham District	Freshwater Land Trust
ERP Compliant Coke	Warrior Met Coal Land, LLC

## Potentially Responsible Parties (PRPs)

Alabama Gas Company	Drummond Company, Inc.
KMAC Services	US Pipe & Foundry Company, LLC
Walter Coke, Inc.	

## Major/Key Stakeholders

ADEM (Alabama Department of Environmental Management)	EPA
Potentially Responsible Parties (PRPs)	Trust for Public Land
Heavy Industry (NUCOR, ACIPCO, ERP Coke)	FEMA
Railroads	Non-profits (PANIC, Gasp)
Housing Authority Birmingham District	City of Birmingham
Jefferson County Department of Health	Neighborhood Associations
Birmingham Board of Education	Framework Plan Implementation Committee
	UAB School of Public Health